



## Shelburn Close, £230,000

- NO ONWARD CHAIN
- Three Bedroom
- Driveway for Off Street Parking
- Sought After Estate
- Cul-De-Sac Location
- EPC Rating: C



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## About the property

Situated in a very sought after estate within Grangetown is this three bedroom mid-terrace property for sale with NO ONGOING CHAIN. Located within close proximity to all local amenities and attractions, this property is just a short walk from Cardiff City Centre, Leckwith/Capital Retail Park, Ninian Park Train Station and Severn Oaks Park. Internally the property comprises, entrance porch, lounge and kitchen. To the first floor are three bedrooms and main bathroom. To the rear of the property is an enclosed low maintenance garden. To the front of the property is a driveway for off street parking. Viewings are highly recommended for this property. To book call 02920397171 or book via our website [www.peteralan.co.uk](http://www.peteralan.co.uk).

## Accommodation

### Entrance Porch

### Lounge

15' 7" max x 14' 5" max ( 4.75m max x 4.39m max )

### Kitchen

8' 3" x 14' 5" ( 2.51m x 4.39m )

### Landing

### Master Bedroom

13' 10" x 8' 5" ( 4.22m x 2.57m )



## Bedroom Two

10' max x 8' 2" ( 3.05m max x 2.49m )

## Bedroom Three

10' 3" x 5' 10" ( 3.12m x 1.78m )

## Bathroom

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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