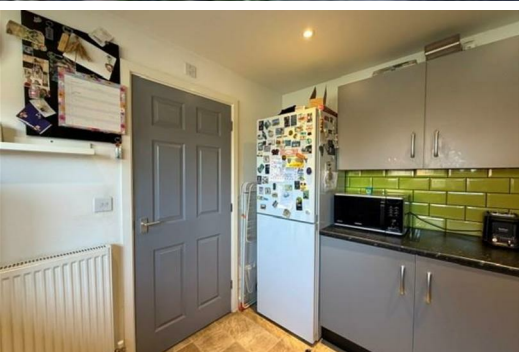




Delightful three-bedroom family home located on Chamomile Way in the charming area of Walton Cardiff. Built in 2019, this modern property offers a fresh and contemporary living space, perfect for families seeking comfort and convenience.

This home benefits from gas central heating, ensuring warmth and comfort throughout the colder months. Additionally, there is parking available for two vehicles, providing convenience for families with multiple cars.

Situated in a friendly neighbourhood, this property enjoys a local connection to Tewkesbury, making it an excellent choice for those who appreciate community living. Families will also appreciate the nearby playing park, perfect for children to enjoy outdoor activities and playtime.

In summary, this new build property on Chamomile Way is an excellent opportunity for those looking for a modern family home in a desirable location. With its spacious layout, convenient amenities, and proximity to local parks, it is sure to meet the needs of any growing family. Do not miss the chance to make this lovely house your new home.

Shared ownership information

Shared ownership is a part buy part rent property from a registered landlord
You purchase a share with the help of a mortgage based on your affordability.

Open Market Value: £270,000
50% share Price £108,000
Rent per month: £461.15
Service Charges per month: 0
Buildings insurance per month: £17.31

The more you buy the lower your rent will be. These costs will increase each year with inflation.

Ground Floor

Entrance hallway leading to kitchen and Lounge

Kitchen

9'11" x 8'7" (3.04 x 2.64)
Fitted kitchen with space for washing machine and fridge freezer. Gas hob, electric hood and oven. Floor and wall units. Window to front of property.

Lounge

15'7" x 14'7" (4.76 x 4.47)
Window and door to the rear garden. Large understairs cupboard.

WC

3'1" x 6'1" (0.95 x 1.86)
White low level WC and hand wash basin.

First Floor

Landing area with doors leading to Bedroom 1, bedroom 2, bedroom 3 and bathroom. Loft hatch. Attic space boarded.

Bedroom 1

8'6" x 13'2" (2.61 x 4.03)
Window to rear elevation.

bedroom 2

7'4" x 14'9" (2.26 x 4.51)
Window to front elevation.

Bedroom 3

7'11" x 10'10" (2.43 x 3.31)
Window to front elevation. Storage cupboard.

Bathroom

6'8" x 9'9" (2.05 x 2.98)
White bathroom suite with shower over bath, low level WC and hand wash basin. Heated towel rail. Obscured window rear elevation. Airing cupboard.

Outside

Enclosed rear garden with access to parking spaces. Garden shed with electrics.

How does Shared Ownership work?

Shared Ownership is a government scheme that offers you the chance to buy a share of a property from a housing association, a non-profit-making body that provides homes. Because you only own a part of the property, you can buy it with a smaller deposit and mortgage.

A smaller mortgage means smaller repayments but you'll also need to pay:

- rent on the share of the property you do not yet own
 - monthly service charges
- Shared Ownership homes can be new builds, existing properties, houses or flats. All Shared Ownership properties are leasehold, even houses.

Two Rivers Housing

TwoCan estate agents are advertising this property on behalf of Two Rivers Housing. Two Rivers Housing are the owners of Twocan

Disclaimer

All measurements are approximate. We have not checked the serviceability of any appliances, fixtures or utilities (i.e. water, electricity, gas) which may be included in the sale. We cannot guarantee building regulations or planning permission has been approved and all prospective purchasers should satisfy themselves on these points prior to entering into a contract. Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

