



Highfields, Old St Mellons, Cardiff Shared Ownership



Photographs are used for illustrative purposes only

For more information:

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Located in Old St. Mellons, which benefits from the many amenities surrounding Cardiff city centre, Highfields is a development of modern new homes by Bellway.

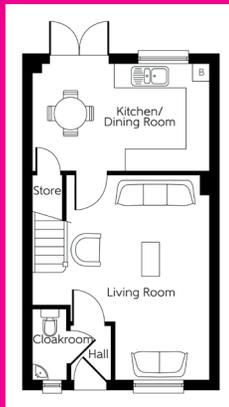
We have three-bedroom homes available to buy on a shared ownership basis:

The Shaldon

A beautiful three-bedroom home that features an open-plan kitchen and dining area, a separate living room and a master bedroom ensuite.

From £143,997

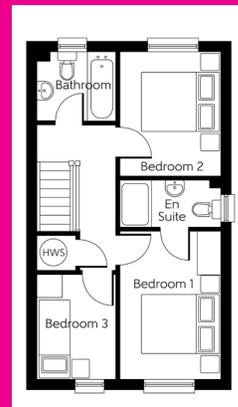
(Based on 60% of property value – Open market value is £239,995)



Ground Floor

Kitchen/ Dining Room 4.500m x 2.750m 14'9" x 9'0"

Living Room 3.662m x 5.257m 12'0" x 17'2"



First Floor

Bedroom 1 3.674m x 2.450m 12'0" x 8'0"

Bedroom 2 3.049m x 2.450m 10'0" x 8'0"

Bedroom 3 2.580m x 1.907m 8'5" x 6'3"

Specification

Kitchen

- Integrated fridge / freezer
- Integrated dishwasher
- Built in oven, hob and hood in stainless steel

Bathroom

- Ceramic wall tiling to bathroom, cloak and en suite
- White Roca sanitaryware with chrome Bristan fittings

External finishes

- External light to front and rear
- Turf to front and rear garden
- Outside tap
- IG front door with multi point locking system, letterbox, viewer, door chain and mains operated door bell
- uPVC French doors
- High quality uPVC windows with 'easy clean' reflex hinge and white ironmongery

Internal finishes

- Walls and ceilings finished in white
- Blinds throughout
- Gas central heating throughout with thermostatic radiator valves
- Mains linked smoke detector with battery back up
- Sprinkler System

Telephone and multimedia

- TV points to living room and bedroom 1
- BT point to living room or hallway

What is Shared Ownership?

Shared Ownership gives first-time buyers and those that do not currently own a home the opportunity to purchase a share in a new build.

It is for people who would like to own their own home but cannot afford to buy on the open market.

You pay a mortgage on the share that you own and pay rent on the remaining share.

Because you only need a mortgage for the share you are purchasing, the amount of money required for a deposit is a lot lower when compared to the amount that would be required when purchasing outright.

You have the option to increase your share via a process known as 'staircasing' and can staircase all the way to 100%, thereby owning the property outright.

Shared ownership properties are always leasehold.



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