

Ffordd Crabtree,

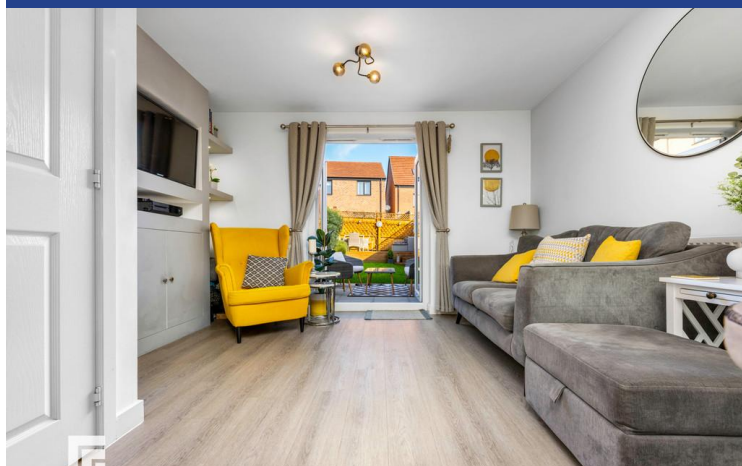
Old St. Mellons, Cardiff, CF3 6AN



Estate Agents and
Chartered Surveyors

Asking Price Of

£235,000



Mid Terraced House

2

1

2

1

Property Description

****BEAUTIFULLY PRESENTED**** This modern mid terrace house offers entrance hall, lounge with French doors to enclosed rear garden, well appointed kitchen with breakfast bar, two bedrooms and bathroom. The property is set in delightful and well maintained gardens with an off road parking space to the front. Situated in the popular residential area of Old St Mellons with good access to the A48 and M4 motorway. ****INTERNAL VIEWING RECOMMENDED****

Tenure Freehold

Council Tax Band C

Floor Area Approx 549 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

Situated on the new St Ederyns Village development just a stones throw from both the M4 and A48. Offering shops within walking distance, the newly open Unicorn pub and Cardiff Gate Retail park.

ENTRANCE PORCH

Entered via uPVC double glazed door with obscure glazed panels. Laminate wood effect flooring. Stairs to first floor. Central heating radiator. Door into;

KITCHEN

uPVC double glazed window to front. Laminate wood effect flooring. Range of fitted wall and base units with round edge work surfaces and tiled splashbacks, incorporating one and a half stainless steel sink unit with mixer tap. Built in electric double oven with inset gas hob with stainless steel splashback and extractor hood above. Plumbing for automatic washing machine and recess for fridge freezer. Cupboard housing Combi gas central heating boiler. Built in understairs storage cupboard. Breakfast Bar.

LOUNGE AREA

uPVC double glazed French doors to rear garden. Laminate wood effect flooring. Built in units to one wall with shelving and cupboards with lighting. Central heating radiator. Door into;

CLOAKROOM

Laminate wood effect flooring. Suite comprising low level WC and wall mounted wash hand basin with tiled splashback. Extractor fan and central heating radiator.

FIRST FLOOR

Access to part boarded and insulated loft space with retractable ladder. Door to;

BEDROOM ONE

uPVC double glazed window to rear. Feature panelling to one wall. Fitted wardrobes with hanging and shelving. Built in drainer unit with storage cupboard above. Central heating radiator.

BEDROOM TWO

uPVC double glazed window to front. Built in storage cupboard with hanging and shelving to one wall. Central heating radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin and wall hung WC. Downlighters to ceiling. Laminate wood effect flooring and tiled walls. High level towel rail, heated chrome towel rail. Wall mounted mirror fronted cabinet.

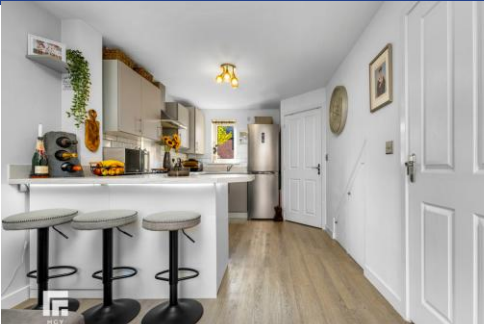
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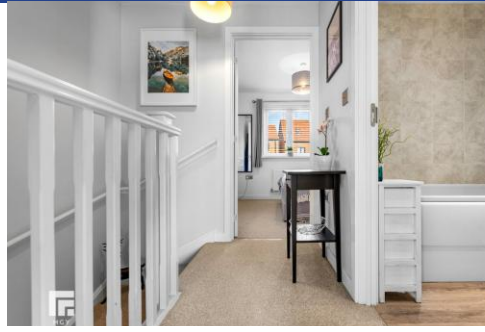
OUTSIDE

Off road parking to front for one vehicle. Gas and electric meter cupboards. Enclosed rear garden with wooden fencing. Paved patio area and raised decked area. Shrub and flower borders. Garden laid to lawn. Outside power points.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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