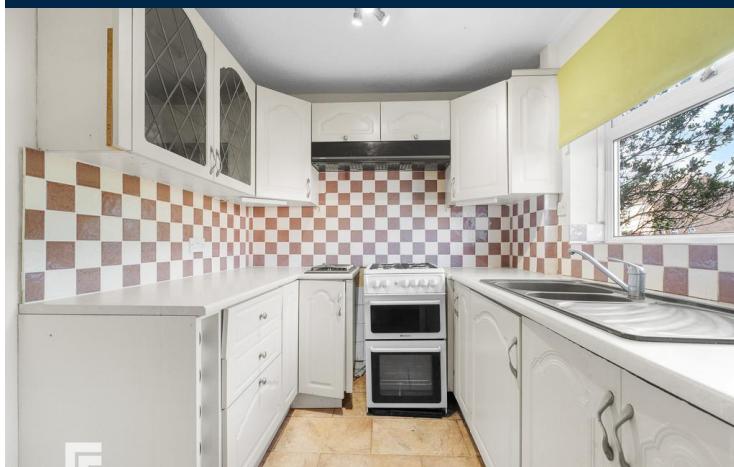




FAIRVIEW CLOSE
ST. MELLONS
CARDIFF CF3 0LB

OFFERS IN EXCESS OF
£200,000



SEMI-DETACHED HOUSE



TENURE: FREEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 521 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

MGY offer for sale this chain free 2 bedroom Semi-detached property in the popular St Mellons area. Set in a quiet location with off-road parking. The property is ideal for first-time buyers or investors. The accommodation comprises, lounge, kitchen, 2 double bedrooms and a bathroom. Outside there is a front garden with mature trees and shrubbery, along with a driveway. To the rear there is an expansive corner plot with a patio sitting area, gated side access and a mixture of mature shrubs and trees.

LOCATION

The area of St. Mellon's is conveniently located just a short drive from the A48 and M4, offering easy access in and around Cardiff, with good public transport. St Mellon's itself offers a wealth of local shops, take aways and retailers with a real community atmosphere.

ENTRANCE HALL

4' 8" x 7' 10" (1.44m x 2.41m)

Entry via uPVC door with obscure glass. Radiator. uPVC window with obscure glass to side aspect. Built-in storage cupboard. Doors to all rooms.

KITCHEN

7' 6" x 7' 3" (2.29m x 2.22m)

uPVC window to front aspect. A range of base and wall-mounted cabinets with contrasting round edge countertops. Tiled splashbacks. Space for fridge freezer.

LOUNGE

15' 10" x 12' 7" (4.84m x 3.84m)

Coving. uPVC window to rear aspect. PVC door to rear garden. Radiator. stairs to first floor. Electric fireplace.

FIRST FLOOR

Landing with loft hatch and doors to all rooms.

BEDROOM ONE

7' 4" x 12' 7" (2.24m x 3.84m)

uPVC window to front aspect. Built-in storage cupboard housing boiler. Radiator.

BEDROOM TWO

8' 4" x 12' 6" (2.55m x 3.83m)

uPVC window to rear aspect. Radiator.

BATHROOM

4' 5" x 7' 1" (1.35m x 2.17m)

uPVC window with obscure glass to side aspect. Shower cubicle. WC within inset flush. Radiator. Wash hand basin with vanity unit. Tiled walls.

OUTSIDE

Rear: Expansive corner plot. Brick wall and fence to boundary with patio sitting area. Gated side access. A mixture of mature shrubs and trees.

Front: Lawn area with gravel path to front. Built-in storage cupboard housing gas meter. Gravel, off-road parking.

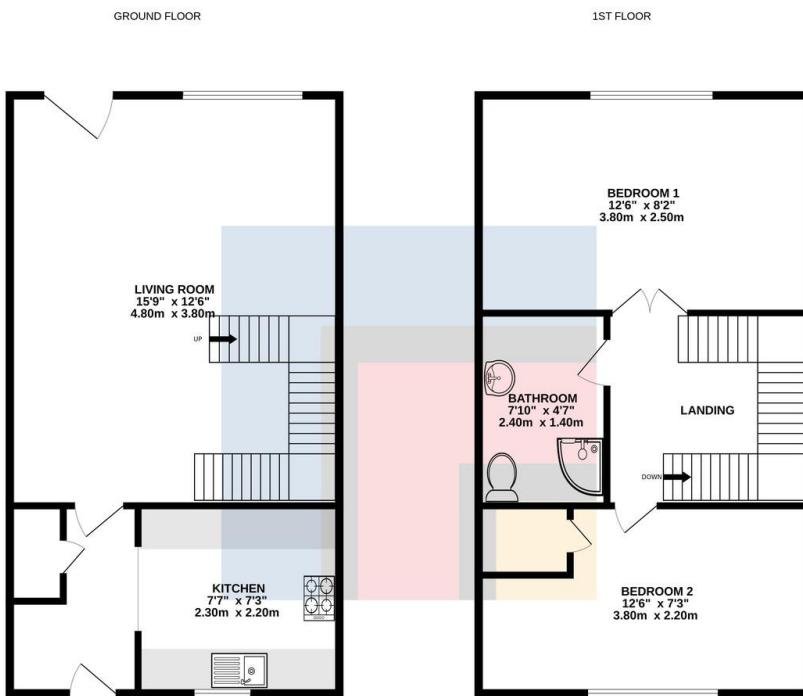


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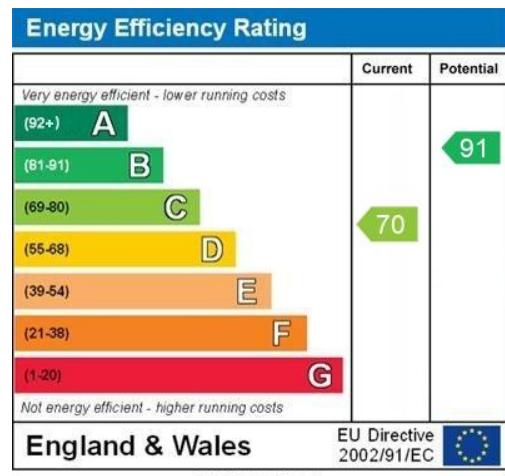
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The statements and opinions contained herein have not been tested and no guarantee as to their operability or efficiency can be given.



BIRCHGROVE 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG

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