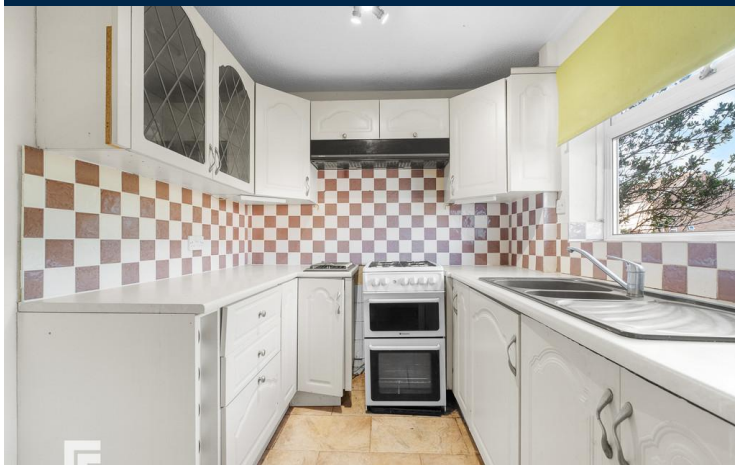




FAIRVIEW CLOSE
ST. MELLONS
CARDIFF CF3 0LB

OFFERS IN EXCESS OF
£200,000



SEMI-DETACHED HOUSE



2



1



1



1

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.

TENURE: FREEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 521 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

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 away's 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.

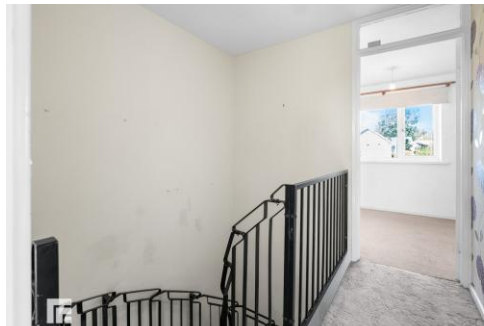
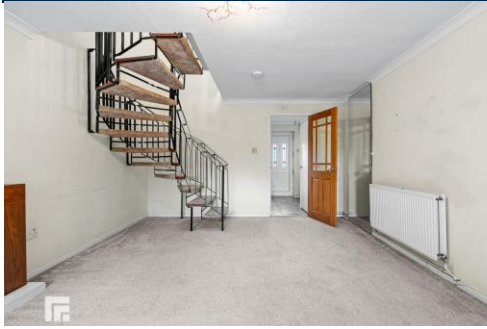
OUTSIDE

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.



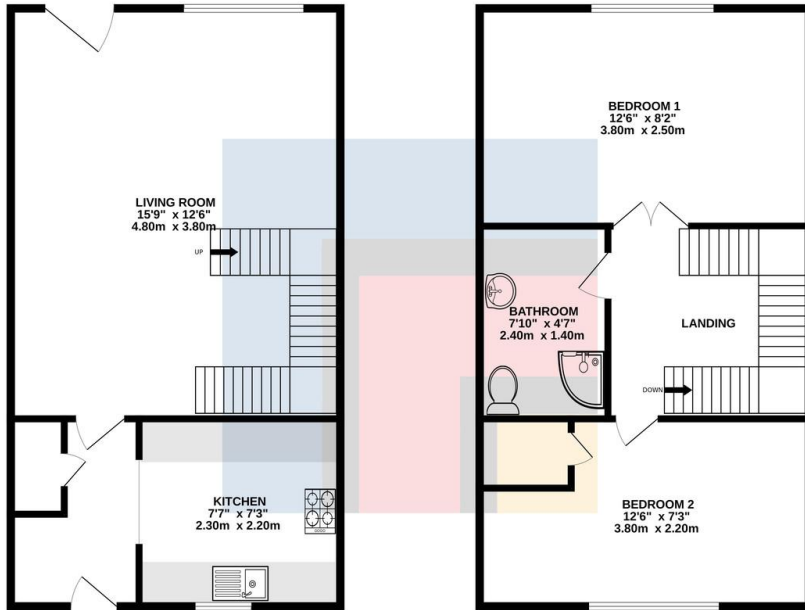
17 FAIRVIEW CLOSE, ST. MELLONS, CARDIFF CF3 0LB



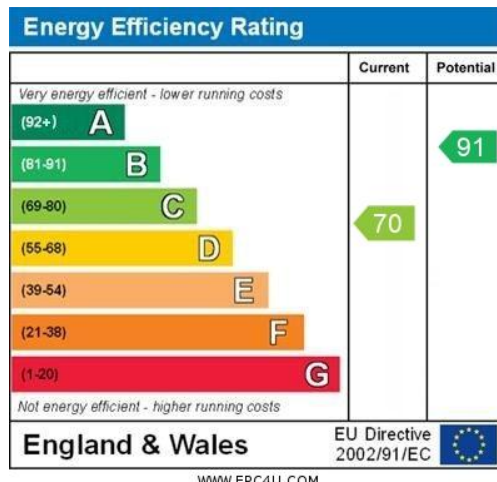
17 FAIRVIEW CLOSE, ST. MELLONS, CARDIFF CF3 0LB

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix C2025



BIRCHGROVE 029 2052 9026

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



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK