

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



CHAPEL ROW
OLD ST. MELLONS



ENTRANCE HALLWAY

DOWNSTAIRS WC

KITCHEN / BREAKFAST AREA
3.97m x 2.68m (13'0" x 8'9")

LIVING ROOM
3.97m x 5.35m (13'0" x 17'6")

TO THE FIRST FLOOR

BEDROOM ONE
2.96m x 3.39m (9'8" x 11'1")
2 x fitted wardrobes

BEDROOM TWO
2.45m x 2.42m (8'0" x 7'11")

BATHROOM
1.45m x 2.44m (4'9" x 8'0")

GARDEN
Large garden tho the rear

SUMMER HOUSE
4.06m x 2.85m (13'3" x 9'4")
Insulated and lined with its own power points and heating is this sizeable home office at the bottom of the garden

TENURE
We are informed by our clients that the property is freehold, this is to be confirmed by your legal advisor.

COUNCIL TAX
Band - C

DRIVEWAY
Allocated parking for 2 cars




ADDITIONAL INFORMATION
Newly fitted front and back door.
Planning previously approved in 2013 for a 2 storey extension, full details are available on request.





CHAPEL ROW

OLD ST. MELLONS, CF3 5UB -
£250,000

 2 Bedroom(s)  1 Bathroom(s)  819.70 sq ft

Welcome to this charming semi-detached house located in the picturesque Chapel Row, Old St. Mellons, Cardiff. This delightful property boasts a spacious 820 sq ft of living space, featuring 1 reception room, 2 cosy bedrooms, and a well-appointed bathroom and downstairs WC. One of the standout features of this lovely home is the large garden, perfect for enjoying the outdoors and hosting gatherings with family and friends. With parking space for 2 vehicles, you'll never have to worry about finding a spot after a long day.

For those with expansion in mind, you'll be pleased to know that planning permission has previously been granted for a 2-storey extension, offering endless possibilities to tailor this home to your needs. Additionally, the property comes with a summer house, providing further space and use as a home office and garden room.

Take a closer look at our interactive Virtual tour and book your viewing today via our Roath Branch.



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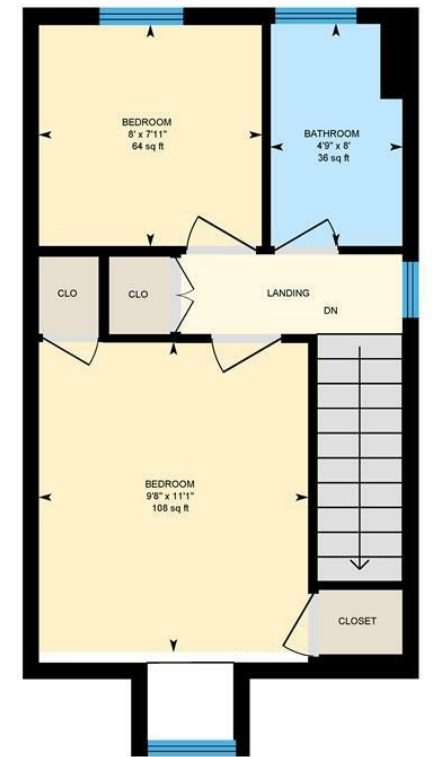
Chapel Row, Old St. Mellons, Cardiff

Chapel Row, Old St. Mellons, CRF

Main Building: Total Interior Area 692.99 sq ft



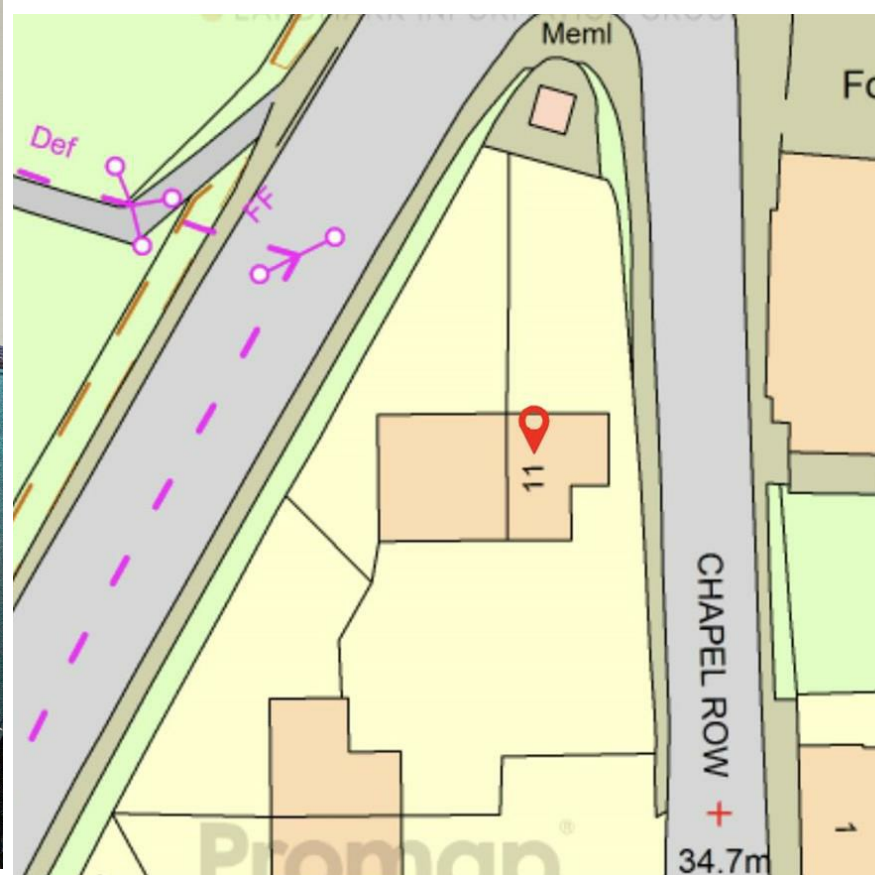
Ground Floor



1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC