

14 Harrison Drive
St
Mellons
Cardiff
CF3 0NU

£225,000



- TWO BEDROOMS
- SEMI-DETACHED
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- ENCLOSED GARDEN
- OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- CLOSE TO LAKE AND COUNTRY PARK
- WELL PRESENTED



Ref: PRB10316

Viewing Instructions: Strictly By Appointment Only

General Description

IDEAL FIRST TIME BUY. Daniel Matthew estate agents are pleased to offer to market. This semi-detached property comprises of hallway, lounge and kitchen/breakfast room to the ground floor. Landing two bedrooms En-suite and family bathroom to first floor. Benefiting from double glazing, gas central heating an enclosed rear garden and ample parking. Situated close to some local amenities including schools, shops, public transport and Hendre lake and country park. The property is also ideal for anyone looking to downsize. Viewing's are highly recommended to fully appreciate. Call a team member on 01446 502806 to book your appointment.

Accommodation

Entrance

Enter through a half glazed door into hallway. Fitted carpet, staircase rising to upper floor. Door into :-



Lounge (10' 04" Max x 15' 01" Max) or (3.15m Max x 4.60m Max)

Engineered wood flooring, two radiators, neutral decor. Window to front with slatted blind. Coved and flat plastered ceiling. Door into :-



Kitchen/ Breakfast Room (8' 07" Max x 13' 05" Max) or (2.62m Max x 4.09m Max)

Continuation of flooring. A range of base and eye level units with complementing wooden work surfaces. Inset single drainer sink with mixer tap. Built in electric oven and four ring burner hob with stainless steel cooker hood over. Spaces for fridge/freezer and washing machine. Cupboard housing wall mounted multipoint boiler. Window to rear. Under stairs storage cupboard. French doors opening to rear garden.

Landing

Fitted carpet, window to side. Built in cupboard housing water tank. Textured ceiling with loft access. Doors into :-



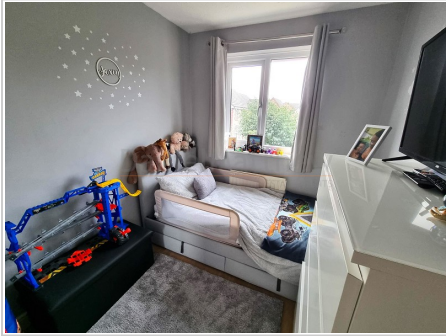
Bedroom One (11' 05" Max x 10' 04" Max) or (3.48m Max x 3.15m Max)

Wooden flooring. Two windows to front elevation. Neutral decor. Built in wardrobe. Textured ceiling with single pendant light fitting. Door into :-



En Suite

Wood effect vinyl flooring. A three piece suite comprising of Close coupled WC, wash hand basin inset into a vanity unit. Shower cubicle with electric shower over. Aqua style boarding to splash backs. Radiator. Obscure window to front.



Bedroom Two (7' 01" Max x 9' 09" Max) or (2.16m Max x 2.97m Max)

Wood flooring. Built in wardrobe. Window to rear. Radiator.



Bathroom (6' 03" Max x 6' 03" Max) or (1.91m Max x 1.91m Max)

Ceramic tiled flooring. Close coupled WC, pedestal wash hand basing and a panelled bath. Tiling to splash backs. Obscure window to rear.



Garden

Garden is enclosed by timber fence panels. Gate giving side access. Mainly laid to lawn. Paved patio area. Garden shed to remain.



Parking

Parking for several cars to the font of the property.

Services

Mains electricity, mains water, mains drainage, mains gas

EPC Rating: D68

Tenure

We are informed that the tenure is Freehold

Length of lease: .

Ground Rent

Service Charge

Council Tax

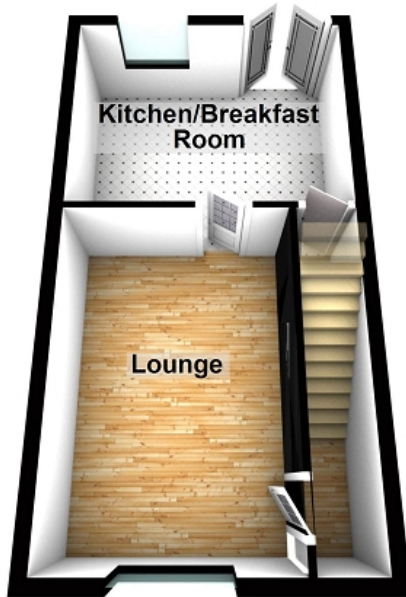
Band Not Specified

Deposit: £0.00



Ground Floor

Approx. 32.4 sq. metres (348.8 sq. feet)



First Floor

Approx. 32.4 sq. metres (348.8 sq. feet)



Total area: approx. 64.8 sq. metres (697.5 sq. feet)

Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.