



4a Bethania Row
Old St. Mellons, Cardiff, CF3 5UD
Asking Price £295,000

HARRIS & BIRT



Harris & Birt are pleased to offer to market this newly developed three bedroom detached property in the desirable area of Old St. Mellons. The property briefly comprises; entrance porch, entrance hall, WC and an open plan kitchen/living dining room to the ground floor. With master bedroom, en suite, two further double bedrooms and bathroom to first floor. The property benefits from off-road parking to front for one vehicle. It also has an easy to maintain, flat garden which is mainly laid to lawn with a patio slabbed area which is perfect for al fresco dining. The property benefits from mains services throughout, underfloor heating to ground floor and integrated sprinkler system.

*Carpet will be fitted to entrance hall, living room, staircase, landing and bedrooms - samples shown on viewings. *

Located approximately 5 miles north of the city centre in one of the most desirable and affluent areas of the city. It benefits from excellent access by car to a wide range of local amenities in Pontprennau and to the M4 Motorway at Junction 30 (Cardiff Gate). Waitrose is just 1 mile away. The nearest railway station is in Llanishen, providing direct services to Cardiff Central station. St Mellons Golf Club and Cefn Mably Farm Park are also located nearby. Cardiff City Centre has an abundance of amenities and local facilities including; shops both national and local, recreational facilities, cinemas, Cardiff International Arena and other theatres/entertainment venues. Cardiff's City Centre train station also provide links to other major cities including; Swansea, Newport, Bristol etc.



Accommodation

Ground Floor

Entrance Porch 5'8" x 7'10" (1.73m x 2.39m)

The property is entered via UPVC composite front door with opaque vision panel into open entrance porch. UPVC double glazed picture window to front elevation. Skimmed walls and ceilings. Large form tiled floor. Underfloor heating throughout ground floor. LED spotlighting. Fire sprinkler system throughout property. UPVC double glazed doorway leads through to;

Entrance Hall 10'1" x 6'10" (3.07m x 2.08m)

Good sized entrance hallway. Straight stairway leads to first floor landing. Skimmed walls and ceiling. LED spotlighting. Continuation of large form tiles to floor and underfloor heating. Doorways to all first floor rooms.

WC

Two piece suite in white comprising low level dual flush WC and wall mounted wash hand basin with white gloss handleless vanity unit under and tiled splashbacks. UPVC double glazed opaque window to side elevation. Additional storage unit in a dove grey. Continuation of large form tiles to floor and underfloor heating. Skimmed walls and ceiling. Extractor.

Kitchen/Living/Dining Room 33'8" (max) x 27'6" (max) (10.26m (max) x 8.38m (max))

Wooden double doors lead to a beautifully open and adaptable space. Dual aspect via UPVC two double glazed windows to front elevation and UPVC double glazed patio doors to rear. Skimmed walls and ceilings. LED spotlighting. The kitchen area comprises a range of wall and base units in a dove grey set under and over a marble effect work surface. Stainless steel 1.5 bowl sink and drainer with waterfall mixer tap. Further features to include; gas four

ring hob with extractor fan over, underset electric fan oven, integrated dishwasher behind matching décor panel, integrated washing machine behind matching décor panel and integrated up and over fridge freezer behind matching décor panel. UPVC double glazed window overlooking rear garden. Further continuation of large form tiles to floor and underfloor heating.

First Floor

Landing 13'9" x 12'11" (4.19m x 3.94m)

Accessed via stair staircase from entrance hall onto open landing. UPVC double glazed opaque window to side elevation. Skimmed walls and ceiling. Access to loft via hatch. Doorways through to all first floor rooms.

Master Bedroom 18'7" x 18'12" (5.66m x 5.49m)

Two UPVC double glazed windows to front elevation allowing plenty of natural light. Skimmed walls and ceiling. LED spotlighting. Radiator. Doorway through into;

Master En Suite 8'5" x 7'1" (2.57m x 2.16m)

Three piece suite in white comprising; walk in fully tiled corner shower cubicle with integrated shower, rainfall shower head and separate shower head fitment, low level dual flush hidden cistern WC and wall hung wash hand basin with underset vanity unit. Half tiled walls with contrasting tiled floor. Further skimmed walls and ceiling. UPVC double glazed opaque picture window to front elevation. Chrome heated towel rail. LED spotlighting.

Bedroom Two 11'0" x 12'8" (3.35m x 3.86m)

Good sized double bedroom with UPVC double glazed opaque window to rear elevation. Skimmed walls and ceiling. LED spotlighting. Radiator.

Bedroom Three 11'0" x 8'6" (3.35m x 2.59m)

Another double bedroom with UPVC double glazed opaque window to rear elevation. Skimmed walls and ceiling. LED spotlighting. Radiator.

Bathroom Two

Three piece suite in white comprising P shaped bath behind shower screen with mixer tap, integrated shower, rainfall shower head and separate shower head fitment, low level dual flush hidden cistern WC and wall hung wash hand basin with underset handleless white gloss vanity unit. Fully tiled shower and part tiled walls. Further skimmed walls and ceiling. Contrasting tiled floor. UPVC double glazed opaque window to side elevation. Chrome heated towel rail. LED spotlighting. Extractor.

Outside

The rear garden can be accessed via patio doors in the open plan kitchen/living/dining room onto patio slab dining terrace. The remainder of the garden is laid to lawn. Easy to maintain. Close boarded fences to provide privacy. Side access from driveway. Driveway parking for one vehicle.

Services

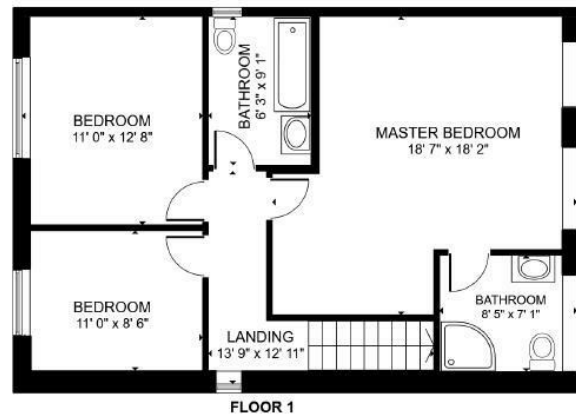
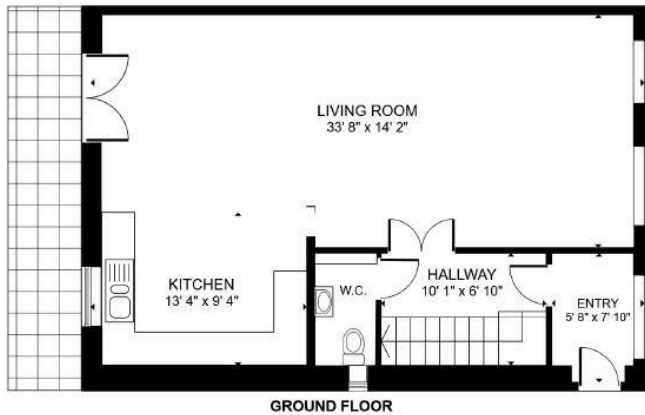
The property is serviced via mains gas, electricity, water and drainage. Underfloor heating throughout ground floor. Council Tax Band E.

Directions

From our offices at 359 Caerphilly Road, Cardiff follow Caerphilly Road down to Gabalfa roundabout, at the roundabout take the first exit onto A48. Follow this road for approximately 5 miles. Use the left lane to take the A48 slip road towards B4487. Take the third exit onto Newport Road. Turn left onto Chapel Row, and continue left onto Bethania Row. The property is on your left hand side with a Harris & Birt board outside.







GROSS INTERNAL AREA
 GROUND FLOOR 753 sq.ft. FLOOR 1 755 sq.ft.
 TOTAL : 1,508 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

67 High Street, Cowbridge, CF71 7AF
 01446 771777 sales@harrisbirt.co.uk

Cardiff

359 Caerphilly Road, Cardiff, CF14 4QF
 02920 614411 lettings@harrisbirt.co.uk

harrisbirt.co.uk

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507
 You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

