



**Harrison Drive, St. Mellons Cardiff CF3 0PJ**

**welcome to**

## **Harrison Drive, St. Mellons Cardiff**

A TWO BEDROOM END TERRACED home, set in the popular location of ST MELLONS within walking distance of local amenities and easy access to local schools, bus routes and shops. Cardiff City centre is easily accessible and the A48/M4 access corridor is just a short drive away. Viewing Recommended!

### **Ground Floor**

#### **Entrance**

Via front door into:

#### **Hall**

Access to:

#### **Downstairs Wc**

Fitted with a two piece suite comprising low level WC, wash hand basin and double glazed obscure window to front aspect.

#### **Lounge**

13' 6" x 11' 11" ( 4.11m x 3.63m )  
Double glazed doors providing access to rear garden, radiator and powerpoints.

#### **Kitchen**

10' 11" x 5' 8" ( 3.33m x 1.73m )  
Fitted with a range of wall and base level units with complementary work surfaces over, stainless steel sink and drainer unit with mixer tap over, integrated electric hob and oven with extractor hood over, spaces for washing machine and fridge/freezer and double glazed window to front aspect.

### **First Floor**

#### **Landing**

Built in storage cupboard and doors providing access to:

#### **Bedroom One**

11' 11" x 9' 10" ( 3.63m x 3.00m )  
Double glazed window to front aspect, radiator and built in wardrobes.

#### **Bedroom Two**

9' x 6' 9" ( 2.74m x 2.06m )  
Double glazed window to rear aspect and radiator.

#### **Bathroom**

Fitted with a three piece suite comprising bath with shower over, low level WC, wash hand basin, and double glazed obscure window to rear aspect.

### **Outside**

#### **Front**

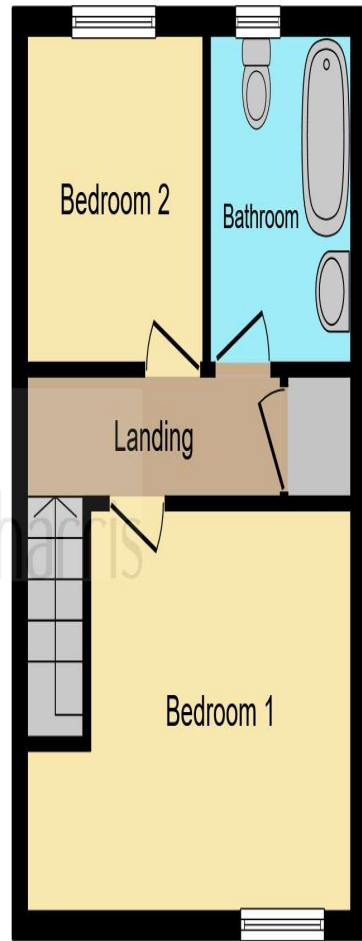
Paved path leading to front entrance and driveway to side providing off street parking.

#### **Rear Garden**

Enclosed with paved patio area, decking and gated side access.



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**  
**Harrison Drive,**  
**St. Mellons Cardiff**

- End Terraced Home
- Two Bedrooms
- Lounge
- Fitted Kitchen
- Bathroom
- Enclosed Rear Garden
- Off Street Parking

Tenure: Freehold EPC Rating: D

**£200,000**



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Property Ref:  
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