



**George Crescent, Old St. Mellons Cardiff CF3 6AH**

**welcome to**

## **George Crescent, Old St. Mellons Cardiff**

A TWO BEDROOM mid terraced home positioned in the popular location of OLD ST MELLONS and within a short drive to Cardiff Gate and A48/M4 access. The property briefly comprises hall, downstairs WC, lounge, fitted kitchen/diner, two bedrooms and bathroom. Viewing Highly Recommended!

### **Ground Floor**

#### **Entrance**

Via a composite front door into:

#### **Hall**

Stairs rising to first floor, wooden flooring and access to:

#### **Downstairs Wc**

Fitted with a two piece suite comprising WC, wash hand basin, tiled flooring, radiator and double glazed window to front aspect.

#### **Lounge**

16' 1" x 12' 2" ( 4.90m x 3.71m )

Double glazed French doors providing access to rear, radiator, solid wood flooring, built in storage cupboard and access to:

#### **Kitchen**

10' 5" x 5' 8" ( 3.17m x 1.73m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, cooker hood, integrated washer/dryer, dishwasher and fridge/freezer, tiled flooring, cupboard housing combi boiler, venetian blinds, plinth heater, spotlights and double glazed window to front aspect.

### **First Floor**

#### **Landing**

Loft hatch, radiator and doors providing access to:

#### **Bedroom One**

12' 2" x 10' 1" ( 3.71m x 3.07m )

Double glazed window to rear aspect, wooden flooring, venetian blinds and radiator.

#### **Bedroom Two**

10' 1" x 9' 4" ( 3.07m x 2.84m )

Double glazed window to front aspect, radiator, wooden flooring, venetian blind and built in airing cupboard.

#### **Bathroom**

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, tiled flooring, partially tiled walls, extractor fan, spotlights and radiator.

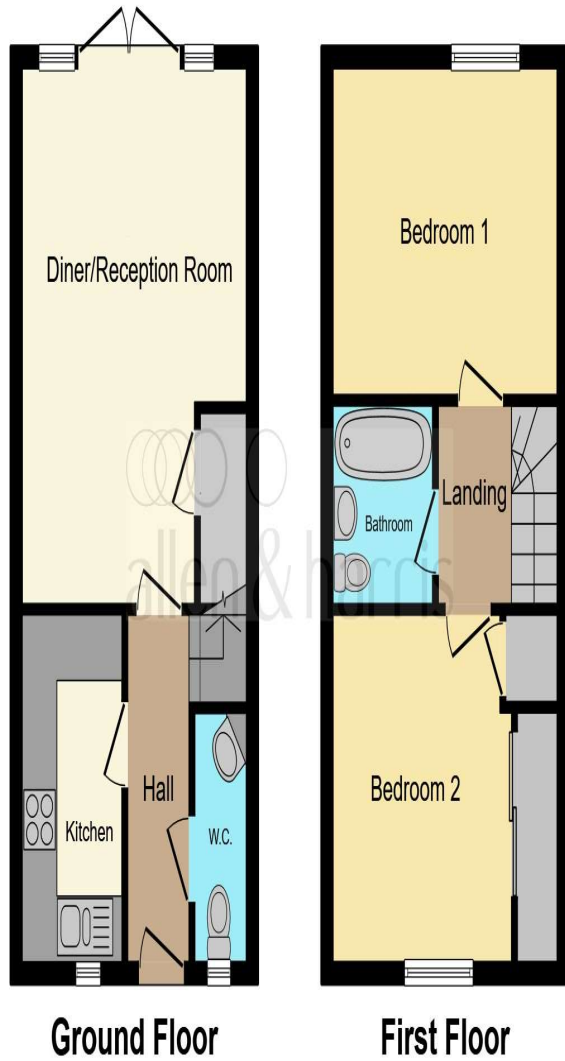
### **Outside**

#### **Front**

Paved path leading to front entrance and double driveway.

#### **Rear Garden**

Enclosed with patio area, tiered beds with slate chipping's and gated access to side.



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**  
**George Crescent,**  
**Old St. Mellons Cardiff**

- Mid Terraced Home
- Two Bedrooms
- Lounge
- Fitted Kitchen
- Downstairs WC and Bathroom
- Enclosed Rear Garden
- Off Street Parking

Tenure: Freehold EPC Rating: B

**£238,500**



**view this property online** [allenandharris.co.uk/Property/ROA113163](https://www.allenandharris.co.uk/Property/ROA113163)



Property Ref:  
ROA113163 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

allen & harris



**029 2046 4744**



[roath@allenandharris.co.uk](mailto:roath@allenandharris.co.uk)



84 Albany Road, CARDIFF, South Glamorgan,  
CF24 3RS



[allenandharris.co.uk](https://www.allenandharris.co.uk)