



Heol Booths, Old St. Mellons Cardiff CF3 6WA

welcome to

Heol Booths, 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 and access to:

Downstairs Wc

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

Lounge

15' 1" Max x 9' 2" (4.60m Max x 2.79m)

Double glazed window to front aspect, radiator, powerpoints, storage cupboard and door providing access to:

Kitchen/ Diner

12' 6" x 8' Max (3.81m x 2.44m Max)

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, spaces for washing machine and fridge/freezer, wall mounted boiler, double glazed window to rear aspect and double glazed French doors providing access to rear garden.

First Floor

Landing

Loft hatch and doors providing access to:

Bedroom One

12' 6" x 8' 3" Max (3.81m x 2.51m Max)

Two double glazed windows to front aspect, powerpoint and radiator.

Bedroom Two

12' 7" x 8' 7" Max (3.84m x 2.62m Max)

Double glazed window to rear aspect, powerpoint and radiator.

Bathroom

Fitted with a three piece suite comprising bath, WC, wash hand basin and radiator.

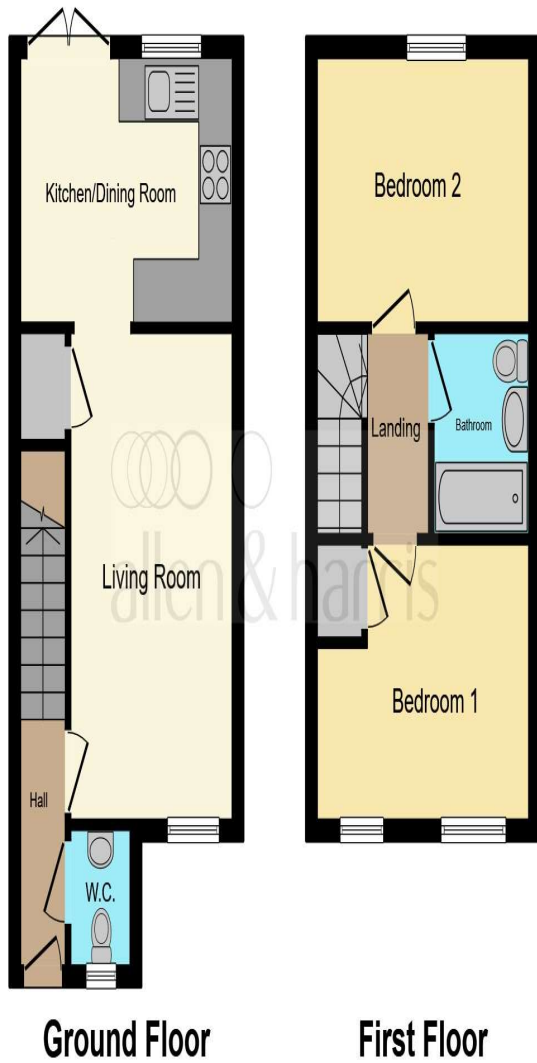
Outside

Front

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

Rear Garden

Enclosed with fenced boundaries, raised decked area, area laid to lawn 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



welcome to
Heol Booths,
Old St. Mellons Cardiff

- Mid Terraced Home
- Two Bedrooms
- Lounge
- Fitted Kitchen/ Diner
- Downstairs WC
- First Floor Bathroom
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: B

offers in excess of

£240,000



view this property online allenandharris.co.uk/Property/ROA113442



Property Ref:
ROA113442 - 0002

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