



Heol Booths, Old St. Mellons Cardiff CF3 6WA

welcome to

Heol Booths, Old St. Mellons Cardiff

A TWO BEDROOM end terrace 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 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, radiator and double glazed window to front aspect.

Lounge

15' 2" Max x 9' 4" Max (4.62m Max x 2.84m Max)

Double glazed window to front aspect, radiator and built in storage cupboard.

Kitchen/ Diner

12' 8" x 8' 1" (3.86m x 2.46m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, spaces for washing machine and fridge/freezer, cupboard housing wall mounted combi boiler, vinyl flooring, radiator, double glazed window to rear aspect and double glazed French doors providing access to rear garden.

First Floor

Landing

Doors providing access to:

Bedroom One

12' 9" Max x 8' 7" Max (3.89m Max x 2.62m Max)

Two double glazed windows to front aspect, radiator and built in cupboard overstairs.

Bedroom Two

12' 8" Max x 8' 1" (3.86m Max x 2.46m)

Double glazed window to rear aspect and radiator.

Bathroom

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

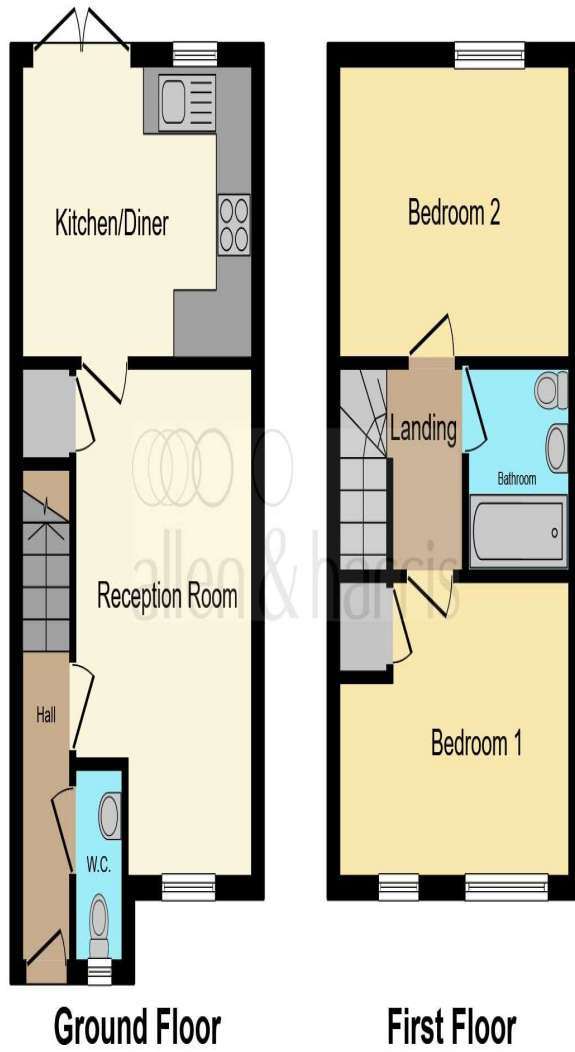
Outside

Front

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

Rear Garden

Enclosed with patio area, area laid to lawn and gated side access.



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

£235,000



view this property online allenandharris.co.uk/Property/ROA113404



Property Ref:
ROA113404 - 0004

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