



The Cottage The Ton, Old St. Mellons Cardiff CF3 5UR

welcome to

The Cottage The Ton, Old St. Mellons Cardiff

NO CHAIN! A SEMI DETACHED family home set in the popular location of OLD ST MELLONS with easy access to the A48/M4 access corridor. The property requires updating throughout and offers huge potential. There are four bedrooms, two receptions, kitchen, diner and utility. Off road parking and gardens.

Ground Floor

Entrance

Via a front door into:

Hallway

Stairs rising to first floor and access to:

Lounge

15' 7" Max x 11' 11" Max (4.75m Max x 3.63m Max)
Double glazed windows to front and rear aspect,
vinyl flooring, radiator, wooden beams on ceiling
and built in understairs cupboard.

Dining Room

15' 5" x 11' 3" (4.70m x 3.43m)
Double glazed window to front aspect and radiator.

Kitchen/ Dining Area

18' 5" x 10' 10" (5.61m x 3.30m)
Fitted with a range of wall and base level units with
complementary work surfaces over, sink unit, spaces
for cooker, cooker hood, breakfast bar, radiator,
double glazed windows to front and side aspect and
double glazed door providing access to:

Utility Area

Double glazed door providing access to rear, tiled
flooring and access to:

Downstairs Wc

Fitted with a two piece suite comprising WC and
wash hand basin.

Utility Room

7' 9" x 7' 4" (2.36m x 2.24m)
Single glazed window to rear aspect.

First Floor

Landing

Two double glazed windows to rear aspect, radiator,
fitted cupboard and door providing access to:

Bedroom One

10' 9" x 9' 4" (3.28m x 2.84m)
Double glazed window to front aspect, radiator and
has views of the channel.

Bedroom Two

11' 9" x 9' 6" plus door recess (3.58m x 2.90m plus door
recess)
Double glazed window to front aspect, radiator and
fitted wardrobe.

Bedroom Three

14' 3" Max x 7' 8" Max (4.34m Max x 2.34m Max)
Double glazed window to front aspect and radiator.

Bedroom Four

10' 1" x 8' (3.07m x 2.44m)
Double glazed window to rear aspect and radiator.

Bathroom

Fitted with a four piece suite comprising bath, walk
in shower, WC, wash hand basin, vinyl flooring,
heated towel rail, spotlight, tiled flooring and
double glazed window to side aspect.

Outside

Front

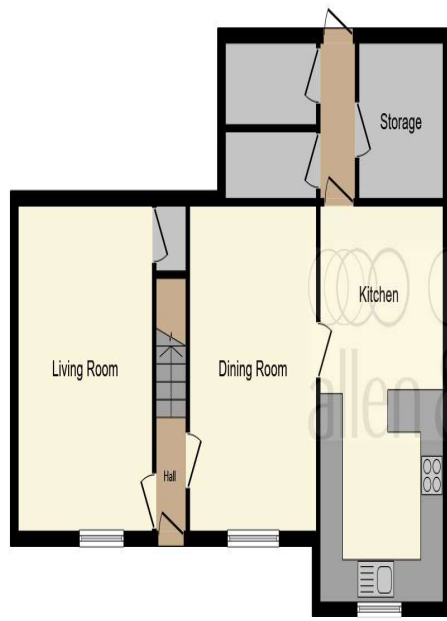
Block paved driveway providing off street parking

Rear Garden

Enclosed and mainly paved.

Garage

With up and over door.



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



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The Cottage The Ton, Old St. Mellons Cardiff

- 4 Bedroom Semi Detached Family Home
- In need of refurbishment, viewing recommended
- Lounge and Dining Room
- Fitted Kitchen/Diner
- Utility Area, Downstairs WC and Utility Room
- First Floor Bathroom
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

offers in excess of

£300,000



view this property online allenandharris.co.uk/Property/ROA113223



Property Ref:
ROA113223 - 0004

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