



Church Road, Old St. Mellons Cardiff CF3 6YX

welcome to

Church Road, Old St. Mellons Cardiff

NO CHAIN! A THREE BEDROOM SEMI DETACHED family home, set in the popular location of ST EDERYNS VILLAGE within walking distance of local amenities and easy access to bus routes and shops. Cardiff City centre is easily accessible and the A48/M4 access corridor is just a short drive away.

Ground Floor

Entrance

Via a double glazed composite front door into:

Hallway

Stairs rising to first floor, radiator, electric fusebox 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

14' 4" Max x 11' 11" Max (4.37m Max x 3.63m Max)
Double glazed window to front aspect, radiator, built in understairs cupboard and access to:

Kitchen/ Diner

15' 3" x 8' 10" (4.65m x 2.69m)
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven with cooker hood, spaces for washing machine and fridge/freezer, powerpoints, wall mounted combi boiler, spotlights, radiator, double glazed window to rear aspect and double glazed French doors providing access to rear garden.

First Floor

Landing

Loft hatch with pull down ladder, airing cupboard and doors providing access to:

Bedroom One

11' 11" Max x 9' 6" Max (3.63m Max x 2.90m Max)
Double glazed window to front aspect, radiator, built in overstairs storage cupboard and access to:

En-Suite

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin, partially tiled walls, radiator and double glazed window to front aspect.

Bedroom Two

9' 2" x 7' 7" (2.79m x 2.31m)
Double glazed window to rear aspect and radiator.

Bedroom Three

7' 7" x 5' 11" (2.31m x 1.80m)
Double glazed window to rear aspect and radiator.

Bathroom

Fitted with a three piece suite comprising bath, WC, wash hand basin, radiator, extractor fan and double glazed window to side aspect.

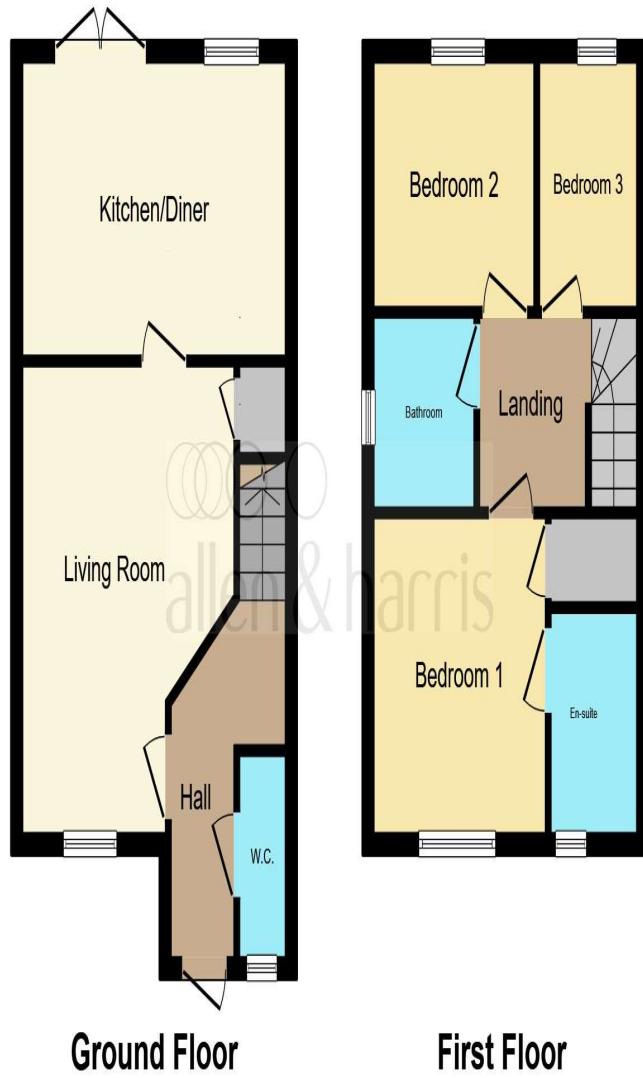
Outside

Front

Wood chippings, steps rising up to front entrance and driveway providing off street parking to side.

Rear Garden

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



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to
Church Road,
Old St. Mellons Cardiff

- Semi Detached Family Home
- Three Bedrooms
- Master Bedroom with En-Suite
- Lounge and Downstairs WC
- Fitted Kitchen/Diner
- First Floor Bathroom
- Front and Rear Gardens
- Driveway Providing Off Street Parking

Tenure: Freehold EPC Rating: B

£280,000



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Property Ref:
ROA113323 - 0002

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