

Church Road, Old St. Mellons Cardiff CF3 6YL

welcome to

Church Road, Old St. Mellons Cardiff

A beautifully presented detached home offering very spacious accommodation and is offered with no chain. Situated on the St Edeyrns development this ideal family home must be viewed to be fully appreciated!

Ground Floor

Entrance

Double glazed composite front door into:

Hallway

Stairs rising to first floor and access to:

Lounge

18' 6" x 10' 3" (5.64m x 3.12m)

Double glazed window to front aspect, radiator and double glazed French doors providing access to rear garden.

Kitchen Area/ Dining Area

18' 6" x 11' 9" (5.64m x 3.58m)

Fitted with a range of wall and base level units with complementary work surfaces over, breakfast bar with room for chairs, integrated gas hob and electric oven with extractor hood over, sink unit, radiator, double glazed windows to front and side aspect, space for table and chairs and access to:

Utility Room

6' 2" x 5' 9" (1.88m x 1.75m)

Wall mounted boiler, double glazed composite door providing access to rear and access to:

Downstairs Wc

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

First Floor

Landing

Double glazed window to side aspect, airing cupboard and doors providing access:

Bedroom One

18' 6" Max x 10' 5" Max (5.64m Max x 3.17m Max)

Double glazed windows to front and side aspect, radiator, suite with wardrobe area and access to:

En-Suite

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

Bedroom Two

10' 8" x 9' 3" (3.25m x 2.82m)

Double glazed windows to front and side aspect and radiator.

Bedroom Three

9' 2" x 7' 6" (2.79m x 2.29m)

Double glazed window to front aspect and radiator.

Bathroom

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

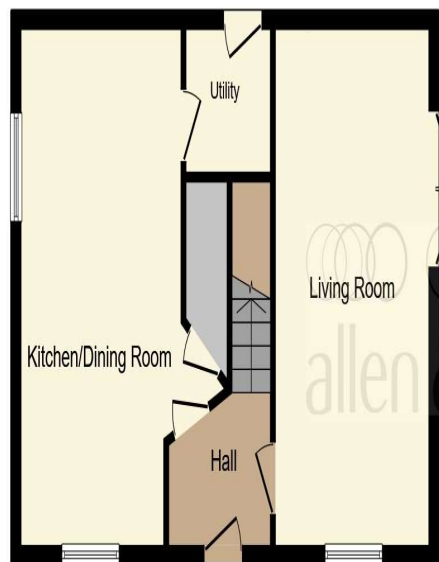
Outside

Front

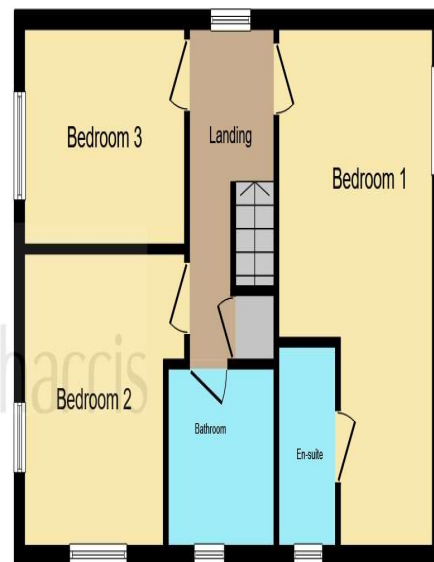
Steps leading up to front entrance and driveway to side providing off street parking.

Rear Garden

Enclosed rear garden which has a paved patio area and turfed. The garden is enclosed by fencing with gate providing rear access.



Ground Floor



First Floor

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

- Detached Home
- Three Double Bedrooms
- En-suite to Master Bedroom
- Utility Room leading to Ground Floor WC
- Enclosed Rear Garden
- Driveway to rear
- Freehold

Tenure: Freehold EPC Rating: B

£380,000



view this property online allenandharris.co.uk/Property/ROA113956



Property Ref:
ROA113956 - 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



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



allenandharris.co.uk