

**Harrison Drive, St. Mellons Cardiff CF3 0PJ**

**welcome to**

## **Harrison Drive, St. Mellons Cardiff**

EXTENDED with GARAGE CONVERSION. This property has been adapted to make the most of every single space possible! Immaculate throughout and providing ample space for growing families. Internal viewings highly recommended!

### **Ground Floor**

#### **Entrance**

Via a double glazed composite front door into:

#### **Hallway**

Laminate flooring, radiator and access to:

#### **Lounge Area**

14' Max x 10' 4" Max ( 4.27m Max x 3.15m Max )

Double glazed window to front aspect, laminate flooring, built in understairs cupboard and opens to:

#### **Reception Room**

15' 10" x 8' 1" ( 4.83m x 2.46m )

Garage Conversion: Double glazed window to front aspect, radiator and laminate flooring.

#### **Kitchen Area/ Dining Area**

13' 7" x 8' 11" ( 4.14m x 2.72m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated hob, oven and microwave, spaces for dishwasher and fridge/freezer, two double glazed skylights, radiator and spotlights.

#### **Utility Room**

8' 3" x 5' 6" ( 2.51m x 1.68m )

Double glazed barn door providing access to rear, sink unit, spotlights, tiled flooring, spaces for washer and dryer,

#### **Shower Room**

Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC inset to vanity unit, tiled flooring, heated towel rail, spotlights and double glazed skylight.

### **First Floor**

#### **Landing**

Loft hatch (vendor has advised the loft is partially boarded), laminate flooring and doors providing access to:

#### **Bedroom One**

10' 5" Max x 10' 5" Max ( 3.17m Max x 3.17m Max )

Double glazed window to front aspect, radiator, laminate flooring, built storage overstairs, fitted wardrobe and door providing access to:

#### **En-Suite**

Fitted with a two piece suite comprising shower cubicle, wash hand basin inset to vanity unit, vinyl flooring and extractor fan.

#### **Bedroom Two**

16' 1" x 8' 2" ( 4.90m x 2.49m )

Double glazed windows to front and rear aspect, two radiators, laminate flooring and loft hatch.

#### **Bedroom Three**

10' 9" x 6' 11" ( 3.28m x 2.11m )

Double glazed window to rear aspect, radiator and laminate flooring.

#### **Bathroom**

Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC inset to vanity unit, vinyl flooring, heated towel rail, tiled walls and double glazed window to rear aspect.

### **Outside**

#### **Front**

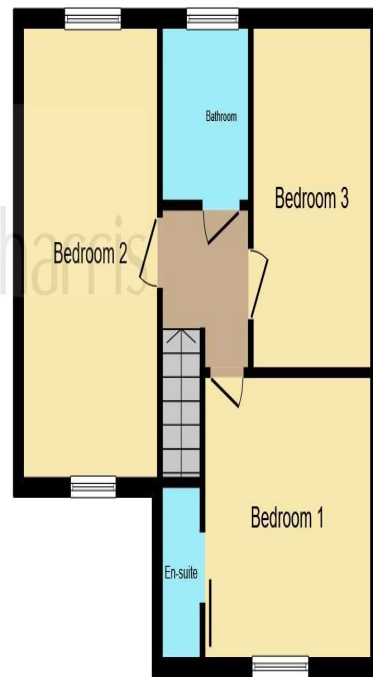
Area laid to lawn with driveway providing off street parking.

#### **Rear Garden**

Enclosed with patio area, planted beds, wooden shed with electric and gated side 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**  
**Harrison Drive,**  
**St. Mellons Cardiff**

- 3 Bedrooms
- Single Storey Rear Extension
- 2 Reception Rooms
- Open plan kitchen dining
- 3 Bathrooms

Tenure: Freehold EPC Rating: C

offers in excess of

**£300,000**



**view this property online** [allenandharris.co.uk/Property/ROA113880](https://allenandharris.co.uk/Property/ROA113880)



Property Ref:  
ROA113880 - 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](mailto:roath@allenandharris.co.uk)



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



**[allenandharris.co.uk](https://allenandharris.co.uk)**