



Orchard Park, St. Mellons Cardiff CF3 0AQ

welcome to

Orchard Park, St. Mellons Cardiff

Put your own stamp on this ideal starter home! This property offers no chain so its ready to move into when you are. There is a spacious lounge open to kitchen with bedroom and bathroom to the first floor. There is allocated parking.

Ground Floor

Entrance

Double glazed composite front door into:

Porch

Double glazed construction with door providing access to:

Lounge Area

18' 5" x 12' 7" (5.61m x 3.84m)

Double glazed window to front aspect, stairs rising to first floor, radiator, vinyl floor tiles and opens to:

Kitchen Area

Fitted with wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, washing machine, tumble dryer and fridge/freezer, island bar, understairs storage and double glazed window to front aspect.

First Floor

Landing

Loft hatch and doors providing access to:

Double Bedroom

12' 6" x 11' 3" (3.81m x 3.43m)

Double glazed window to front aspect, radiator, built in storage cupboard and wall mounted combi boiler.

Bathroom

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

Outside

Front Garden

Area laid to lawn. The vendor has advised that number 41 has right of access.

Communal Parking



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.



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Orchard Park,
St. Mellons Cardiff

- Mid Terraced House
- Double Bedroom
- Lounge Area
- Fitted Kitchen Area
- First Floor Bathroom
- Front Garden
- Communal Parking
- Popular Location

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers in excess of
£140,000



view this property online allenandharris.co.uk/Property/ROA114147



Property Ref:
ROA114147 - 0002

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allen & harris



029 2046 4744



roath@allenandharris.co.uk



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



allenandharris.co.uk