

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" ($5.61m \times 3.84m$) 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

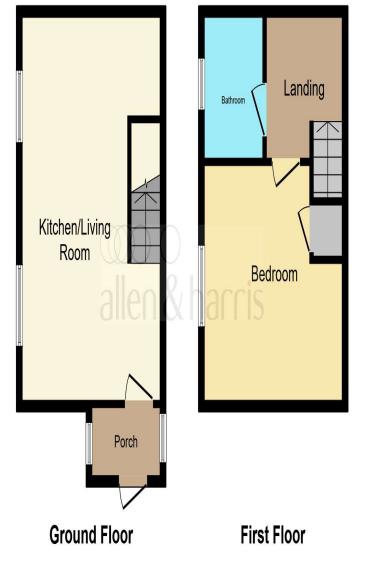
Fitted with a three piece suite comprising bath with shower over, wash hand basin, WC, radiator, partially tiled walls and double glazed window to front aspect.

Outside

Front Garden

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

Communal Parking



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 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.

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