



Canopus Close, St. Mellons Cardiff CF3 1NR

welcome to

Canopus Close, St. Mellons Cardiff

If you want to move straight into a home, this is the one for you! This beautiful three bedroom property has been very well maintained by the current owners and deserves internal inspection,

Ground Floor

Entrance

Via a double glazed front door into:

Porch

Double glazed and half brick construction.

Hall

Secondary door into:

Lounge

14' 1" x 13' 6" (4.29m x 4.11m)

Double glazed bay window to front aspect, radiator and stairs rising to first floor.

Kitchen Area/ Dining Area

13' 8" x 10' 6" (4.17m x 3.20m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated induction hob and electric oven, integrated dishwasher and fridge/freezer, laminate flooring, double glazed window to rear aspect and double glazed French doors providing access to rear garden.

Utility Room

13' 5" x 5' 5" (4.09m x 1.65m)

Fitted units with 'Belfast' sink, larder storage, radiator, vaulted ceiling and spaces for washing machine and tumble dryer.

Downstairs Wc

Fitted with a two piece suite comprising WC, wash hand basin, laminate flooring and double glazed window to front aspect.

First Floor

Landing

Airing cupboard housing combi boiler, loft hatch with ladder and doors providing access to:

Bedroom One

11' 8" x 8' 8" (3.56m x 2.64m)

Double glazed window to front aspect, radiator, laminate flooring and built in wardrobe.

Bedroom Two

9' 6" x 5' 11" plus door recess (2.90m x 1.80m plus door recess)

Double glazed window to rear aspect and radiator.

Bedroom Three

7' 6" x 6' 8" (2.29m x 2.03m)

Double glazed window to rear aspect and radiator.

Bathroom

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

Outside

Front Garden

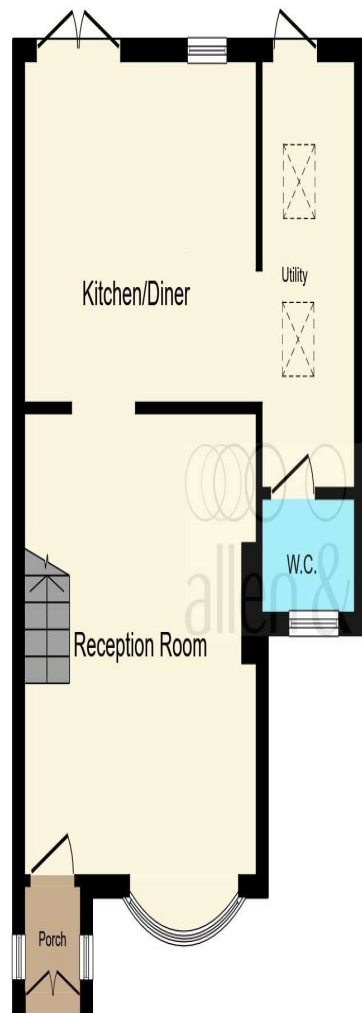
Planted beds to front and side and footpath leading to front and side.

Rear Garden

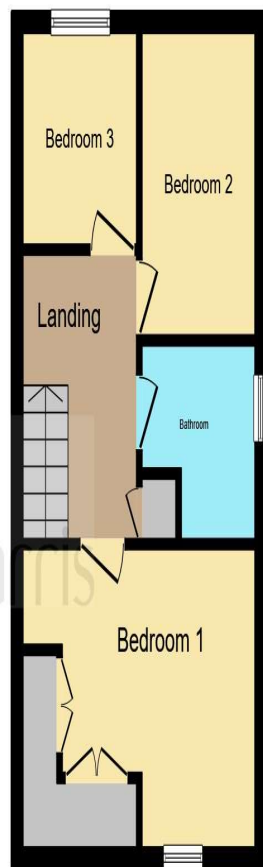
Enclosed with patio on lower level, raised area laid to lawn, outside tap and steps rising to gated access.

Allocated Parking

The vendor has advised that there is an allocated parking space with the property.



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
Canopus Close,
St. Mellons Cardiff

- Semi Detached Home
- Three Bedrooms
- Lounge
- Fitted Kitchen Area/ Dining Area
- Utility Room and Downstairs WC
- First Floor Bathroom
- Front and Rear Gardens
- Allocated Parking Space

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of

£275,000



view this property online allenandharris.co.uk/Property/ROA114212



Property Ref:
ROA114212 - 0006

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