



Ellesmere Court, St. Mellons Cardiff CF3 0AP

welcome to

Ellesmere Court, St. Mellons Cardiff

A TWO BEDROOM MID TERRACED home, set in the popular location of ST MELLONS within walking distance of local amenities and easy access to local schools, bus routes and shops. Cardiff City centre is easily accessible and the A48/M4 access corridor is just a short drive away. Viewing Recommended!

Ground Floor

Entrance

Via a double glazed front door into:

Hall

Stairs rising to first floor, understairs storage cupboard, radiator, wooden flooring and access to:

Shower Room

Fitted with a three piece suite comprising walk in shower cubicle, WC, wall mounted wash hand basin, partially tiled walls and extractor fan.

Lounge

11' 9" x 10' 11" into recess (3.58m x 3.33m into recess)
Double glazed window to rear aspect, radiator, powerpoints, wooden flooring, shelving and desk area to recess and doorway providing access to:

Kitchen Area/ Dining Area

22' Max x 8' 2" Max (6.71m Max x 2.49m Max)
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated induction hob and electric oven, cooker hood, spaces for washing machine, tumbledryer, dishwasher and fridge/freezer, wooden flooring, powerpoints and double glazed French doors providing access to rear.

First Floor

Landing

Double glazed window to front aspect, loft access (the vendor has advised that the loft is partially boarded and there is a loft ladder), built in cupboard with linen storage and wall mounted combi boiler and doors providing access to:

Bedroom One

15' 8" Max into wardrobe x 10' 9" Max (4.78m Max into wardrobe x 3.28m Max)
Double glazed window to rear aspect, radiator, powerpoints and open wardrobe space and shelves.

Bedroom Two

12' 6" into wardrobes x 8' 7" (3.81m into wardrobes x 2.62m)
Double glazed windows to rear aspect, radiator and powerpoints.

Bathroom

Fitted with a two piece suite comprising freestanding bath, wash hand basin inset to vanity unit, wall mounted storage cupboard, tiled flooring, heated towel rail, radiator and double glazed obscure window to front aspect.

Separate Wc

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

Outside

Front

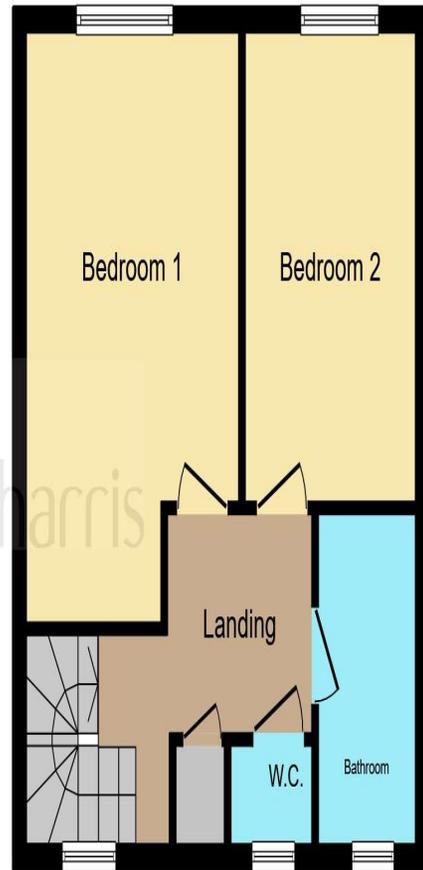
Area laid to lawn and path leading to front entrance.

Rear Garden

Enclosed with hardstand, lawned area, storage shed to remain and electric vehicle charger.

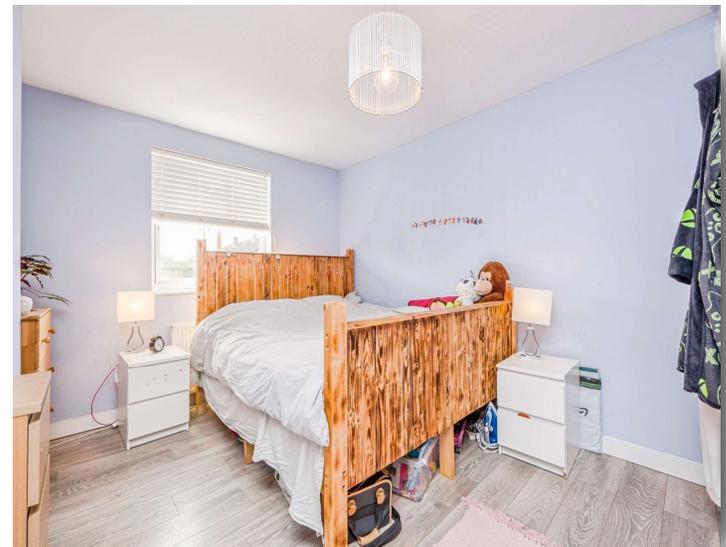


Ground Floor



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.

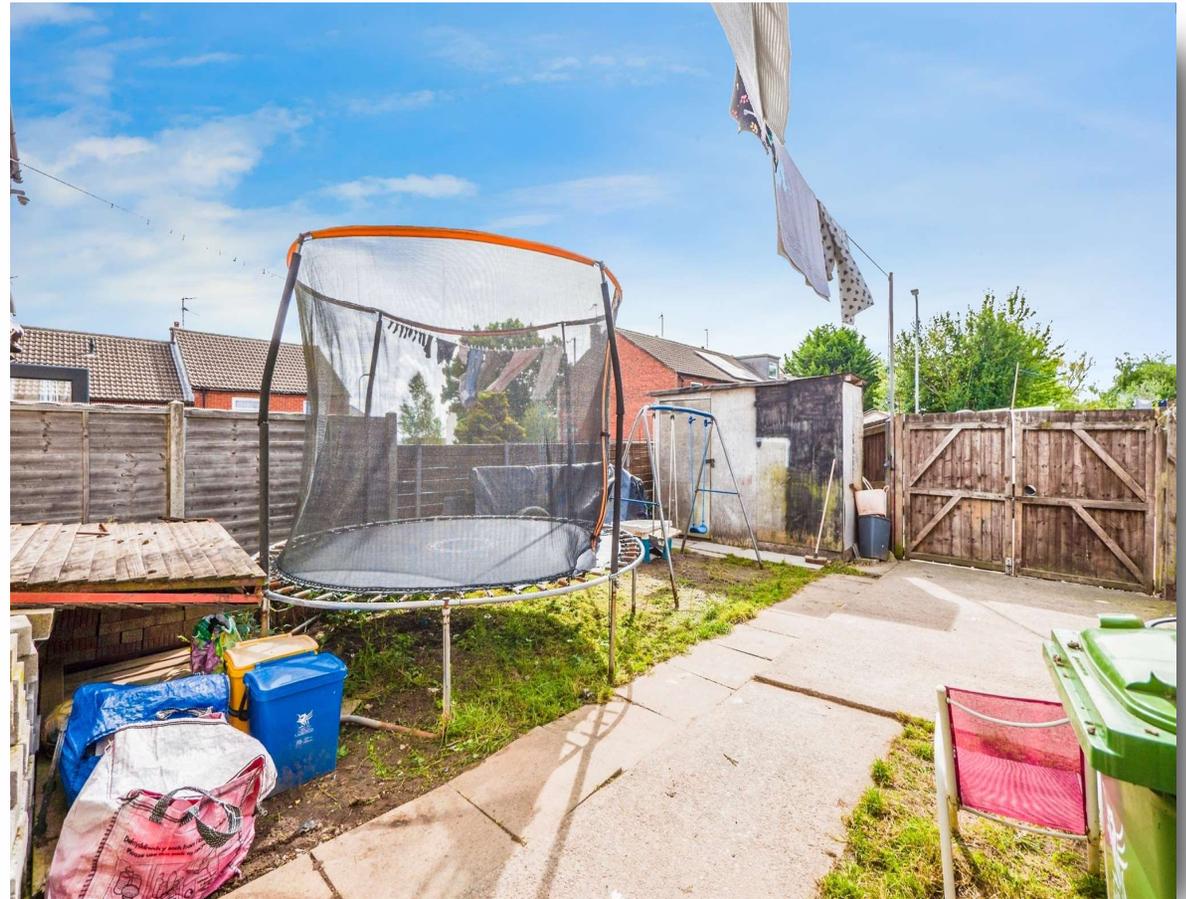


welcome to
Ellesmere Court,
St. Mellons Cardiff

- Mid Terraced Home
- Two Bedrooms
- Lounge
- Fitted Kitchen Area/Dining Area
- Ground Floor Shower Room
- First Floor Bathroom and Separate WC
- Enclosed Rear Garden
- Off Street Parking

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

offers in excess of
£180,000



view this property online allenandharris.co.uk/Property/ROA112136



Property Ref:
ROA112136 - 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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