



Verbena Close, St. Mellons Cardiff CF3 0NE

welcome to

Verbena Close, St. Mellons Cardiff

A TWO BEDROOM MID TERRACED home set in the popular location of ST MELLONS within easy access to local schools, local amenities, bus routes and shops. Cardiff City centre is easily accessible. The property further benefits from gas central heating, double glazing, front and rear gardens.

Ground Floor

Entrance

Via a double glazed front door into:

Hall

Stairs rising to first floor and access to:

Lounge Area

15' 2" Max x 13' Max (4.62m Max x 3.96m Max)

Double glazed window to front aspect, radiator, laminate flooring and archway to:

Kitchen Area

13' x 7' 3" (3.96m x 2.21m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, washing machine and fridge/freezer, vinyl flooring, traditional boiler, double glazed window to rear aspect and access to:

Utility Room

3' 9" x 3' 6" (1.14m x 1.07m)

PVC construction, space for tumbledryer and double glazed door providing access to rear garden.

First Floor

Landing

oft hatch, built in airing cupboard housing tank and doors providing access to:

Bedroom One

10' 6" x 9' 9" (3.20m x 2.97m)

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

Bedroom Two

12' 1" Max x 6' 5" Max (3.68m Max x 1.96m Max)

Double glazed window to rear aspect and radiator.

Bathroom

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

Outside

Front

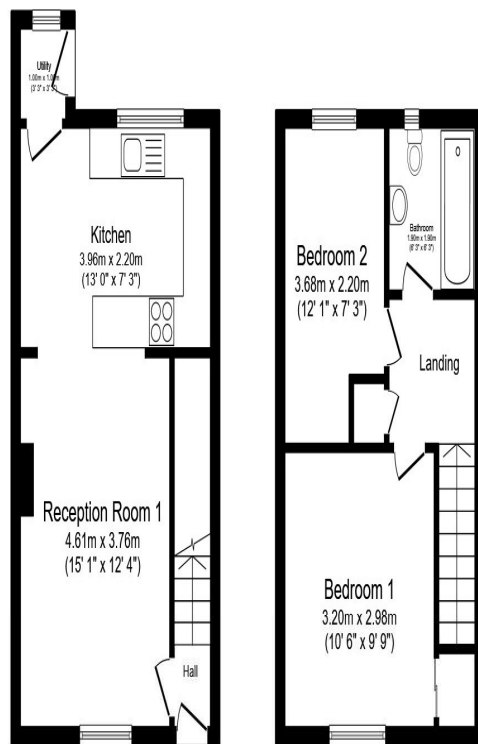
Planted area and path leading to front entrance.

Rear Garden

Enclosed with decking, artificial grass, patio area and wooden shed to remain.

Allocated Parking

The vendor has advised that there is allocated parking for approx. two cars.



Ground Floor

First Floor

Total floor area 59.8 m² (644 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Verbena Close,
St. Mellons Cardiff

- Mid Terraced Home
- Two Bedrooms
- Lounge Area
- Fitted Kitchen Area and Utility Room
- First Floor Bathroom
- Front and Rear Gardens
- Allocated Parking for Approx. Two Cars
- Popular Location

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

offers in excess of

£200,000



view this property online allenandharris.co.uk/Property/ROA114429



Property Ref:
ROA114429 - 0003

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