



Fairview Close, St. Mellons Cardiff CF3 0LB

welcome to

Fairview Close, St. Mellons Cardiff

An ideal First Time Buy!! This lovely 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 and the A48/M4 access corridor is just a short drive away. Internal viewing's highly recommended!

Ground Floor

Entrance

Double glazed front door into:

Hall

Engineered wooden flooring, built in coat cupboard and bin store and access to:

Lounge Area

15' 9" x 12' 8" (4.80m x 3.86m)

Metal spiral stairs rising to first floor, radiator, gas fire, engineered wooden flooring and opens to:

Conservatory

12' 8" x 7' 7" (3.86m x 2.31m)

Half brick and pvc construction with polycarb roof, radiator and double glazed French doors providing access to rear garden.

Kitchen Area

7' 5" x 7' 4" (2.26m x 2.24m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, cooker hood, integrated dishwasher, spaces for washing machine and fridge/freezer, wall mounted boiler, tiled flooring and double glazed window to front aspect.

First Floor

Landing

Loft hatch and doors providing access to:

Bedroom One

12' 7" x 8' 5" (3.84m x 2.57m)

Double glazed window to rear aspect and radiator.

Bedroom Two

12' 7" x 7' 6" (3.84m x 2.29m)

Double glazed window to rear aspect, radiator and built in cupboard housing tank.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, tiled flooring, radiator and extractor fan.

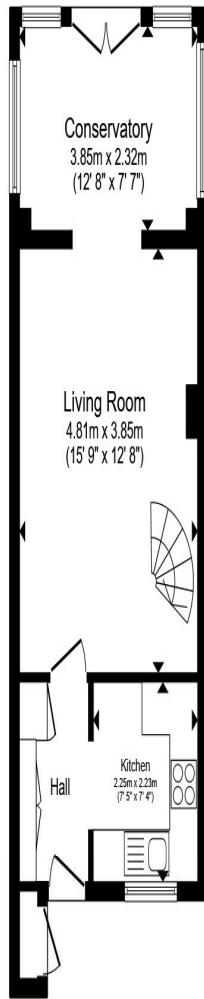
Outside

Front

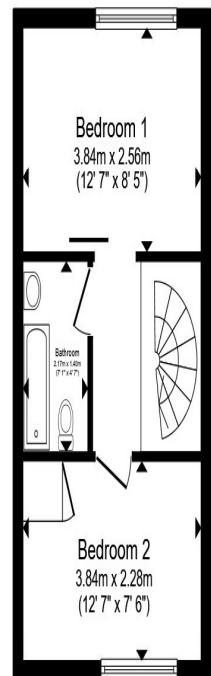
Area laid to lawn with path leading to front entrance.

Rear Garden

Enclosed with decking area and artificial grass.



Ground Floor



First Floor

Total floor area 65.5 m² (705 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
**Fairview Close,
St. Mellons Cardiff**

- Mid Terraced Home
- Two Bedrooms
- Lounge Area
- Conservatory
- Fitted Kitchen
- First Floor Bathroom
- Enclosed Rear Garden
- Allocated Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£220,000



view this property online allenandharris.co.uk/Property/ROA114536



Property Ref:
ROA114536 - 0003

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