



**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**

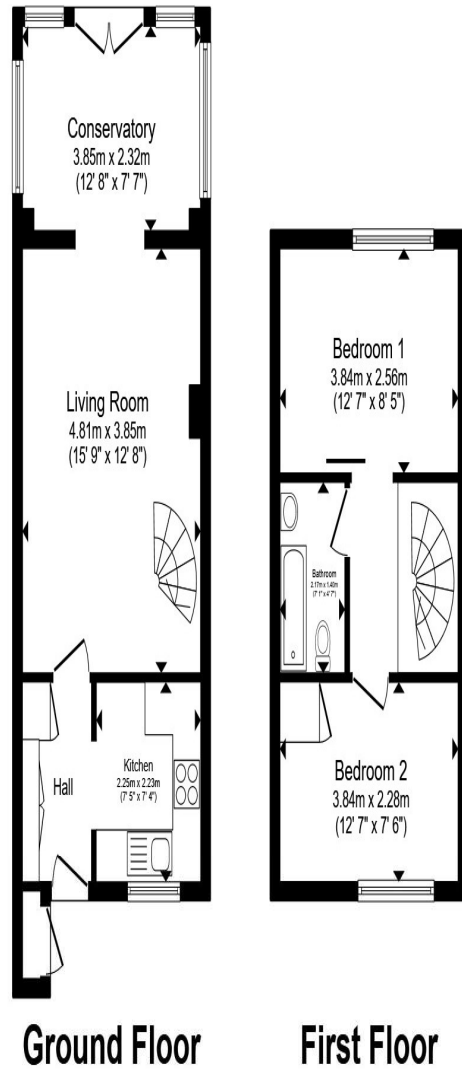
#### **Front**

Area laid to lawn with path leading to front entrance.

#### **Rear Garden**

Enclosed with decking area and artificial grass.





Total floor area 65.5 m<sup>2</sup> (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](http://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](https://allenandharris.co.uk/Property/ROA114536)



Property Ref:  
ROA114536 - 0003

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

allen & harris



**029 2046 4744**



[roath@allenandharris.co.uk](mailto:roath@allenandharris.co.uk)



84 Albany Road, CARDIFF, South Glamorgan,  
CF24 3RS



[allenandharris.co.uk](https://allenandharris.co.uk)