

CROFTS DAVIES & CO

Estate Agency, Lettings and Property Management

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259 Heathwood Road, Llanishen, Cardiff, CF14 4HS



CHAPEL HOUSE, 6 CHAPEL ROW, OLD ST MELLONS, **CARDIFF CF3 5UB**

Detached, Three Bedroom, Cottage of character uniquely located in an attractive side road just off Newport Road. Local facilities are readily available across Eastern Cardiff and the property has easy access to Cardiff and the motorway network via the junction of Newport Road and the A48M. The property is ideally sited for those who work to the east of Cardiff such as Newport, Chepstow, or even Bristol, but wish to live in the Capital City with all it's amenities.

The property is traditionally built with rendered elevations under a slated roof and has the benefit of gas central heating together with upvc double glazing and has well proportioned accommodation with good size rooms. The property has been well looked - however, interested parties should be aware there is no garden or exterior space and exterior maintenance is minimal - making it an easy property to own.

Briefly comprising: Side Porch, Large Hall, Large Rear Lounge, Good Size Fitted Kitchen. Landing, Two Double Bedrooms and Good Size Single, Shower Room with modern walk-in shower. Garage in Separate Building.

DETACHED COTTAGE OF CHARACTER

VIEWING BY APPOINTMENT:NO CHAIN

PRICE GUIDE: £229,950

ACCOMMODATION: Measurements have been taken with an electronic laser measure and may be approximate. They do not normally include bays, alcoves or raised flooring unless they form part of the living space or are otherwise stated

PORCH: (12'8 x 3'6) Windows to front and side, front door opening inwards to –

HALL: (11'10 x 8'9) Double glazed uPVC window to front, with fitted venetian blind, laminated floor, one radiator, staircase to first floor with two newel posts, handrails and balustrades, uPVC double glazed side window and ceiling light fitting. Door and side screen to -

MAIN LOUNGE: (15'4 x 23'7) Two Windows to rear, each with double radiator under, reconstituted stone fireplace with raised hearth, Cotswold stone surround, alcoves either side, laminated floor and six fitted wall lights. Door and side screen off to -

KITCHEN: (11'10 x 10') Double glazed uPVC window to front, fitted venetian blind and a view of the church. Range of fitted units comprising, cupboards, drawers and roll top work surfaces, built-in one and half bowl sink unit with mixer tap, room for slot-in cooker with overhead extractor, space for washing machine and large space for large fridge/freezer, end cabinet with gas fired Worcester boiler to serve heating and the hot water tank, fully tiled walls, ceramic tiled floor and two ceiling lights.

FIRST FLOOR

LANDING: (9'9 x 6'7) Two newel posts, handrail and balustrading, uPVC double glazed frosted window to side, four spot ceiling light fitting, one radiator, built-in airing cupboard (2' x 3'5) with hot water tank, slatted shelving and central heating controls.

REAR BEDROOM ONE: (12'9 x 11'10) Double glazed uPVC window to rear, curtain track above and one radiator under. Extensive range of fitted wardrobes with hanging rails and shelving and four spot ceiling light fitting.

REAR BEDROOM TWO: (15'1 x 10') Double glazed uPVC window to rear, one radiator under, four spot ceiling light fitting and access hatch to loft space.

FRONT BEDROOM THREE: (11'9 x 8'8) Double glazed uPVC window to front, fitted venetian blind, one radiator under and two double fitted wardrobes.

SHOWER ROOM: (7'7 x 10'0) Modern suite comprising low flush close coupled w.c. wash hand basin set in its own vanity unit with cupboard under, large walk-in shower with timber draining, step and mains shower with hand held spray and overhead drencher, mock tile laminated floor, two radiators, fully tiled walls, inset wall mirrors, four spot ceiling light fitting and shower boarding to shower area.

EXTERIOR

Further down Chapel Row Lane (a private lane) the property has a –

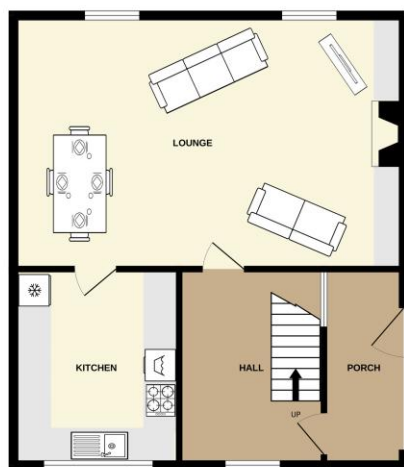
SEMI-DETACHED GARAGE: (15'6 x 10'10 with height gap being 6'4) (Semi-detached with number 1 Chapel Lane) With pitched tiled roof and electric up and over door being 8'8 in width.

TENURE: We understand the tenure to be Freehold, But you should have this checked by your own legal adviser. **NB:** There are power points throughout. We endeavour to make our details as accurate as possible, however, if there is any point of particular importance please contact ourselves, especially if you will be travelling some distance to view the property.

VIEWING: By appointment and normally accompanied by ourselves. We recommend that, if possible, prospective purchasers look at the exterior of any property prior to making an appointment. We regret we are not always able to arrange viewings for those wishing to view on behalf of another party. Our clients employ us to look after their best interests, which includes providing them with full details of offers made to purchase their property. Therefore to ensure that our obligations to our clients are met, we need to check the status of all potential purchasers who make an offer to purchase a property through this agency. If you are making a cash offer, we may require written confirmation of the source and availability of your funds in order that our clients may make an informed decision.

Web-site: Details of this and other properties can be found on our website: www.croftsanddavies.co.uk

GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.

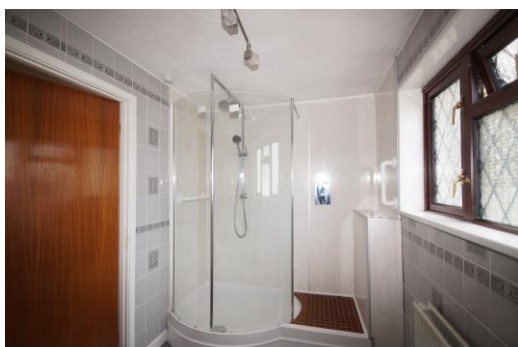


1ST FLOOR
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 1222 sq.ft. (113.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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