

Heritage Park

St. Mellons, Cardiff CF3 0DQ

- One bedroom end link
- Great first time buy or investment
- Popular location
- Near amenities
- Easy access to A48 and M4
- No onward chain
- EPC = TBC

Price £140,000

www.hern-crabtree.co.uk



This one bedroom end link property is being sold with no onward chain. An ideal starter home/investment set in this popular location within walkable distance of local amenities and easy access to local schools, bus routes and shops as well as having Hendre Lake and nature reserve just down the road ideal for exercise, pleasure and popular for dog walkers. Cardiff City centre is easily accessible and the A48/M4 access corridor is just a short drive away.

Accommodation comprises of: Entrance, Open plan lounge/kitchen/diner to the ground floor. To the first floor: one bedroom and bathroom. The property further benefits from an enclosed rear garden and off street parking.

Viewings are recommended, please call our Heath office on 02920 620202 to enquire.

Kitchen 11'1 x 5'3 widening to 6'4 (3.38m x 1.60m widening to 1.93m)

Upvc door to front, storage cupboard, Upvc double glazed window to front, fitted with a range of base and eye level units, stainless steel sink unit with mixer taps and drainer, space and plumbing for washing machine, space for cooker with extractor over, space for fridge/freezer, tiled floor, combi boiler (approx one year old) housed here, breakfast bar, open plan to:

Lounge/diner 17'4 x 11'9 (5.28m x 3.58m)

Upvc double glazed patio doors to rear, two radiators, laminate flooring, stairs to:

First floor landing

Loft access, storage cupboard, fitted carpet, doors to bedroom and bathroom.

Bedroom 11'6 x 8'8 (3.51m x 2.64m)

Upvc double glazed window to rear, radiator, fitted carpet, built in wardrobe.

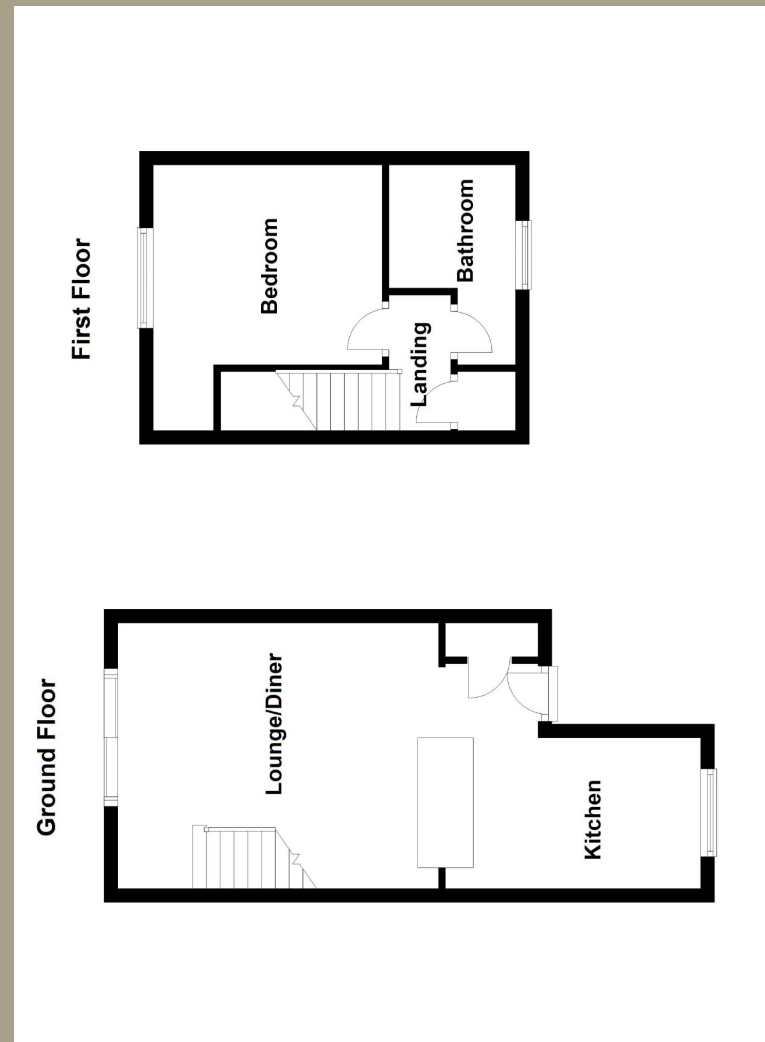
Bathroom

Upvc obscure double glazed window to front, radiator, three piece comprising bath with mixer taps to shower, pedestal wash hand basin and close coupled WC, partly tiled walls.

Outside and parking

Enclosed rear sunny aspect garden. Allocated parking space.





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