101 Harrison Drive, Cardiff, CF3 0PW

Offers Over £280,000

Located on the desirable Harrison Drive in St. Mellons, Cardiff, this charming house boasts open plan lounge/ diner, Kitchen, 3 bedrooms, main with modern en suite and a family bathroom, making it an ideal family home. The property features parking for 2 vehicles, ensuring convenience for residents.

This well-presented 3-bedroom semi-detached house comes with a garage, perfect for storage or parking. Situated in the popular St. Mellons area, the property offers a peaceful atmosphere overlooking a pleasant green area, creating a serene living environment.

The house is just a short stroll away from Hendre Lakes, providing a picturesque setting for leisurely walks or outdoor activities. Additionally, with the pending development of the new Cardiff Parkway railway, commuting will become even more convenient, connecting you to Cardiff and beyond.

Spread over 2 floors, the accommodation offers generously sized bedrooms, including a modern ensuite for added comfort. The property also features a new boiler, ensuring efficient heating throughout the house.

Don't miss out on the opportunity to own this lovely property in a sought-after location with great potential. Embrace the tranquillity of St. Mellons while enjoying easy access to amenities and transportation links.

Entrance Hallway 4'4 x 2'11 (1.32m x 0.89m)

Accessed via a double glazed door, ceiling light, radiator, doors to WC and lounge.

W/C 4'7 x 2'7 (1.40m x 0.79m)

UPVC double glazed obscured window to side elevation, close coupled WC, wash hand basin with tiled splash back.

Lounge 14'5 x 12'2 (4.39m x 3.71m)

UPVC double glazed window to the front elevation, wood laminate flooring, under-stairs storage cupboard, ceiling light, radiator, open plan to dining room and stairs rising to first floor.

Dining Room 10'5 x 7'3 (3.18m x 2.21m)

UPVC double glazed French doors giving access to the rear garden, ceiling light, wood laminate flooring, radiator.

Kitchen 10'5 x 7'2 (3.18m x 2.18m)

UPVC double glazed window to the rear elevation. Fitted with a range of wall and base units with integrated oven & hob and extractor hood above, composite sink unit and drainer, door giving access to garage.

Landing 6'4 x 6'2 (1.93m x 1.88m)

Loft access, doors to all bedrooms and bathroom.

Bedroom One 9'7 x 12'9 (2.92m x 3.89m)

UPVC double glazed window to the front elevation, ceiling light, radiator, fitted wardrobes, door giving access to:

En-Suite 4'10 x 5'11 (1.47m x 1.80m)

Three piece suite comprising shower cubicle, close coupled WC, wash hand basin with tiled splash back, recessed spotlights, tiled flooring and radiator.

Bedroom Two 14'5 x 7'8 (4.39m x 2.34m)

UPVC double glazed window to the front elevation, ceiling light, radiator, fitted wardrobes.

Bedroom Three 10'2 x 8'0 (3.10m x 2.44m)

UPVC double glazed window to rear elevation, ceiling light, radiator, fitted wardrobe.

Bathroom 7 x 6'8 (2.13m x 2.03m)

UPVC obscured double glazed window to rear aspect, three piece suite comprising panelled bath, wash hand basin and low level WC, tiled splash backs, radiator, ceiling light.

Garage 16'8 x 7'9 (5.08m x 2.36m)
Up and over garage door, power and light, boiler, access to rear garden and internal door to kitchen.
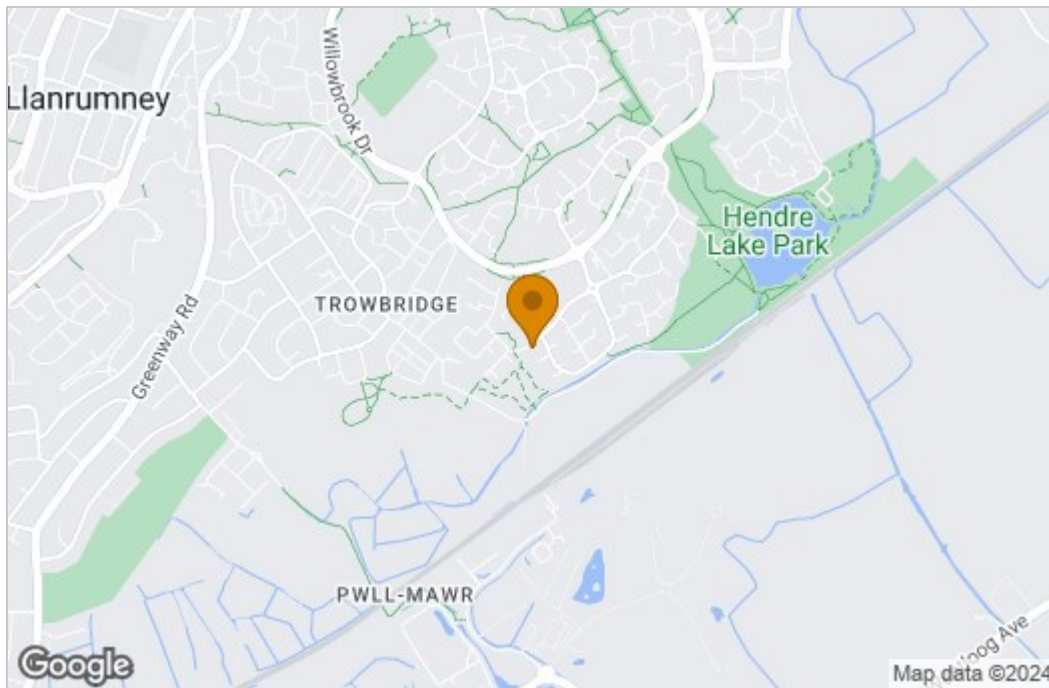
Outside

To the front there is a driveway leading to integral garage, gravelled area enclosed by small bush. The rear garden is laid to lawn with patio area, and is enclosed by fencing.
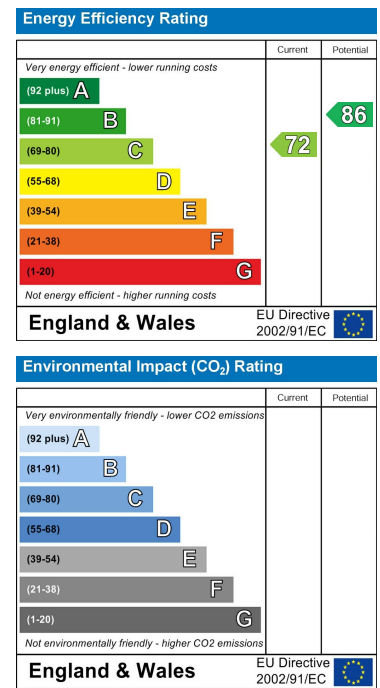
Floor Plan

Garage
16'8" x 7'9"

WC
4'7" x 2'7"

Entry
4'4" x 2'11"

Kitchen
10'5" x 7'2"

Living Room
14'5" x 12'2"

Dining Room
10'5" x 7'3"

Floor 0

Bedroom
14'5" x 7'8"

Landing
6'4" x 6'2"

Bathroom
7'0" x 6'8"

Bedroom
9'7" x 12'9"

Bedroom
10'2" x 8'0"

Bathroom
4'10" x 5'11"

Floor 1

Approximate total area[1]
980.99 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	72	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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