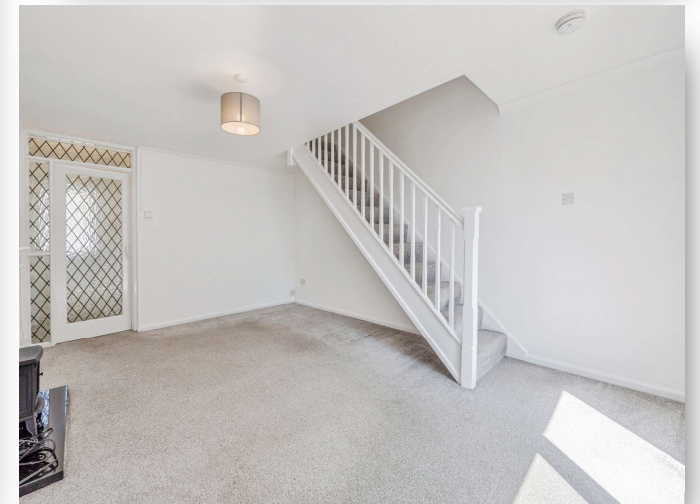




Heritage Park, St. Mellons Cardiff CF3 0DP

welcome to

Heritage Park, St. Mellons Cardiff

No Onward Chain! This attractive two-bedroom end-link home in popular St Mellons offers a spacious lounge/diner, modern kitchen, enclosed rear garden and driveway parking. Ideally located close to schools, shops and transport links, making it perfect for first-time buyers, investors or downsizers.

Ground Floor

Entrance

Via a double glazed front door into:

Hall Area

Tiled flooring and access to:

Lounge Area/Dining Area

14' 6" x 11' 10" (4.42m x 3.61m)

Double glazed sliding doors providing access to rear garden, electric fire and stairs rising to first floor.

Kitchen Area

8' 2" x 7' 5" (2.49m x 2.26m)

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

First Floor

Landing

Loft hatch and doors providing access to:

Bedroom One

13' 11" x 11' 9" (4.24m x 3.58m)

Double glazed window to rear aspect, radiator and built in wardrobe.

Bedroom Two

10' 10" x 6' 9" (3.30m x 2.06m)

Double glazed window to front aspect and radiator.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, vinyl flooring, heated towel rail and double glazed window to front aspect.

Outside

Front

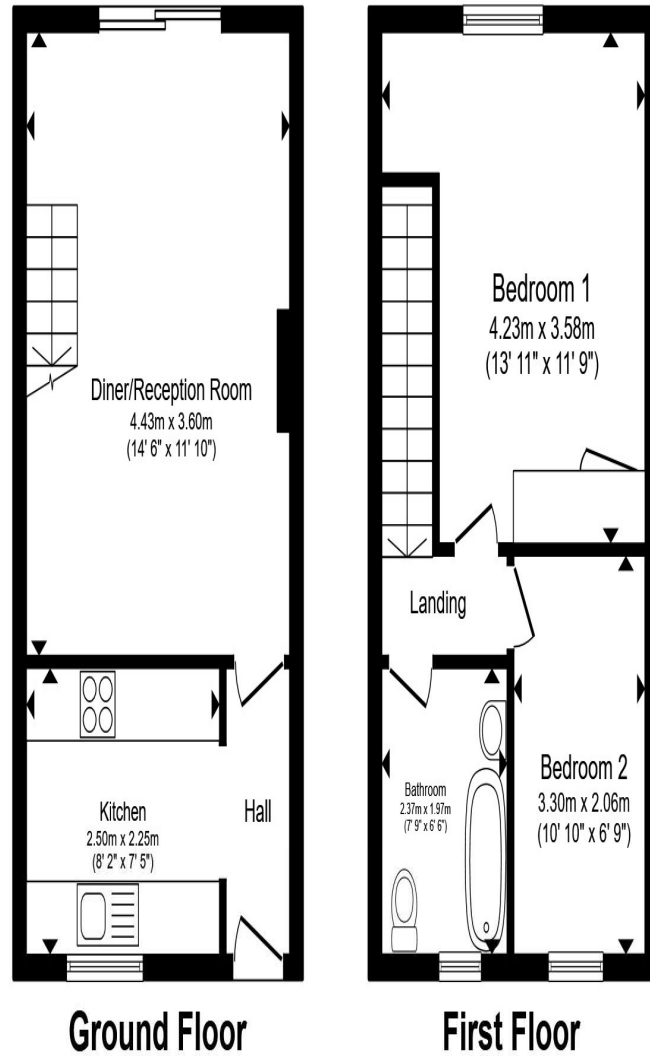
Planted area to side and driveway providing off street parking.

Rear Garden

Enclosed, two tiered, paved, outside tap and gated side access.

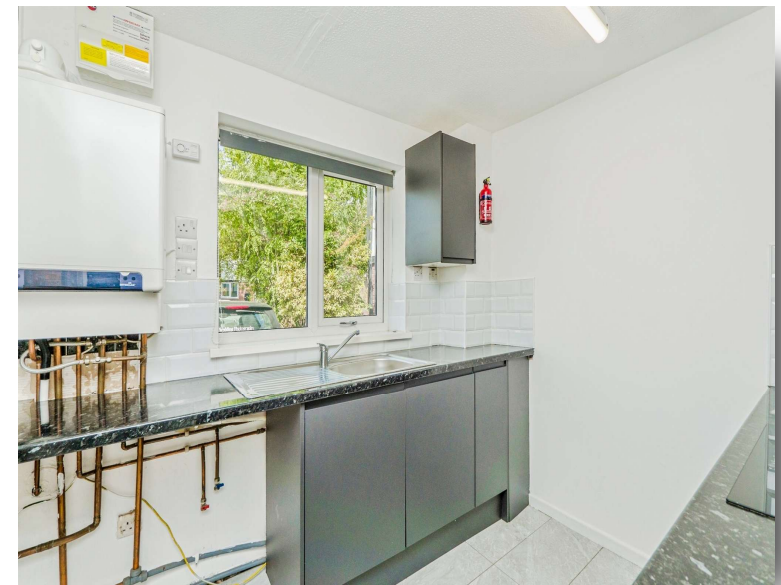
Estate Agents Notes

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Total floor area 63.1 m² (679 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
Heritage Park,
St. Mellons Cardiff

- End Link Home
- Two Bedrooms
- Lounge Area/Dining Area
- Modern Fitted Kitchen
- First Floor Bathroom

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in excess of

£190,000



view this property online allenandharris.co.uk/Property/ROA114923



Property Ref:
ROA114923 - 0002

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.

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