



Rees Drive, Old St. Mellons Cardiff CF3 6AS

welcome to

Rees Drive, Old St. Mellons Cardiff

Located in the popular development of ST EDERYNS VILLAGE. Easy access to the A48/M4. Just a short drive or bus ride to Cardiff City Centre. Immaculately presented throughout. Suitable for EV owners! Viewing Recommended!

Ground Floor

Entrance

Via a double glazed composite front door into:

Hallway

Stairs rising to first floor and access to:

Downstairs Wc

Fitted with a two piece suite comprising WC, wash hand basin, radiator and double glazed window to front aspect.

Lounge

14' 4" Max x 11' 11" Max (4.37m Max x 3.63m Max)
Double glazed window to front aspect, fitted blinds, radiator, built in understairs cupboard and access to:

Kitchen Area/ Dining Area

15' 3" x 9' 6" (4.65m x 2.90m)
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated hob, electric oven, spaces for washing machine and fridge/freezer, powerpoints, tiled splashback, fitted blinds, lvt flooring, radiator, double glazed window to rear aspect and double glazed French doors providing access to rear garden.

First Floor

Landing

Loft hatch, airing cupboard and doors providing access to:

Bedroom One

11' 11" x 9' 7" (3.63m x 2.92m)
Double glazed window to front aspect, fitted blinds, radiator, built in overstairs storage cupboard and access to:

En-Suite

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin, vinyl flooring and double glazed window to front aspect.

Bedroom Two

9' 1" x 7' 8" (2.77m x 2.34m)
Double glazed window to rear aspect, fitted blinds and radiator.

Bedroom Three

7' 8" x 6' (2.34m x 1.83m)
Double glazed window to rear aspect, fitted blinds, half wall wood panelling and radiator.

Bathroom

Fitted with a three piece suite comprising bath, WC, wash hand basin, radiator, vinyl flooring and double glazed window to side aspect.

Outside

Front

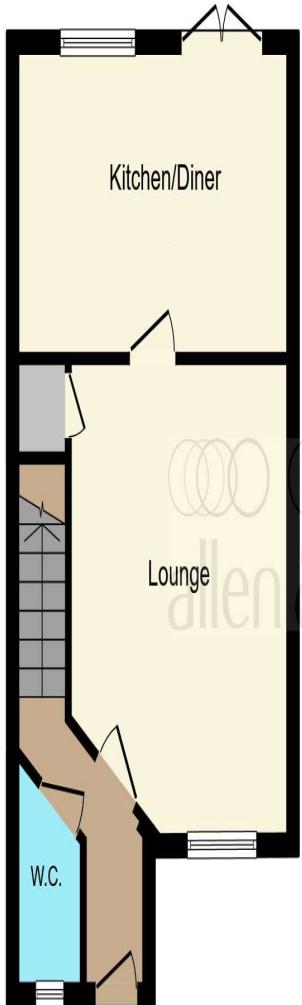
Path leading to front entrance and driveway providing off street parking to side and EV Charger.

Rear Garden

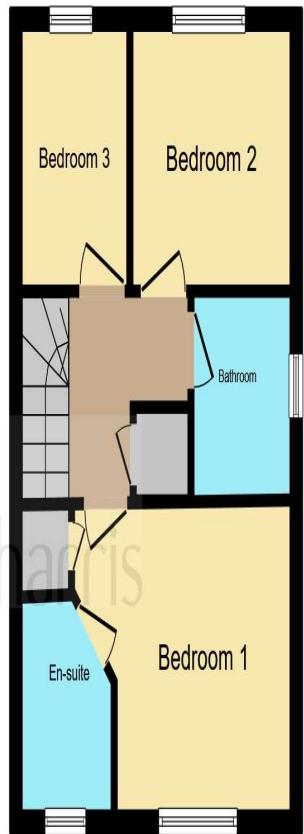
An enclosed southerly facing rear garden with patio area, area laid to lawn and gated side access.

Management Charge

The vendor has advised that there is approx. £200 per annum charge to Remus Management.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**welcome to
Rees Drive,
Old St. Mellons Cardiff**

- Semi Detached Home
- Three Bedrooms
- Master Bedroom with En-Suite
- Downstairs WC
- Open Plan Kitchen Diner
- First Floor Main Bathroom
- Enclosed Southerly Facing Rear Garden
- Driveway and EV Charger

Tenure: Freehold EPC Rating: B

Council Tax Band: D

offers in excess of

£280,000



view this property online allenandharris.co.uk/Property/ROA114369

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.



Property Ref:
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