





Heritage Park,St. Mellons Cardiff CF3 0DS

allen & harris

welcome to

Heritage Park, St. Mellons Cardiff

No Onward Chain! A fantastic first-time buy or investment opportunity, this well-located mid-terraced home offers a fitted kitchen, reception room, double bedroom and bathroom, along with front and rear gardens and allocated parking. Early viewing highly recommended!

Ground Floor

Entrance
Via a double glazed front door into:

Hall Area
Storage cupboard, tiled flooring and opens to:

Kitchen Area
10' 11" x 5' 4" (3.33m x 1.63m)
Fitted with wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, washing machine and undercounter fridge, extractor, tiled splashbacks, radiator, powerpoints, double glazed window to front aspect and doors providing access to:

Reception Room
18' 11" x 11' 10" (5.77m x 3.61m)
Stairs rising to first floor, radiator, stairs rising to first floor, powerpoint and sliding doors providing access to:

Conservatory
8' 2" x 6' 4" (2.49m x 1.93m)
Double glazed construction, tiled flooring and door providing access to rear garden.

First Floor

Landing
Airing cupboard and doors providing access to:

Double Bedroom
11' 3" x 8' 10" (3.43m x 2.69m)
Double glazed window to rear aspect, radiator, powerpoint and fitted wardrobe.

Bathroom
Fitted with a three piece suite comprising bath, WC, wash hand basin and double glazed obscure window to front aspect.

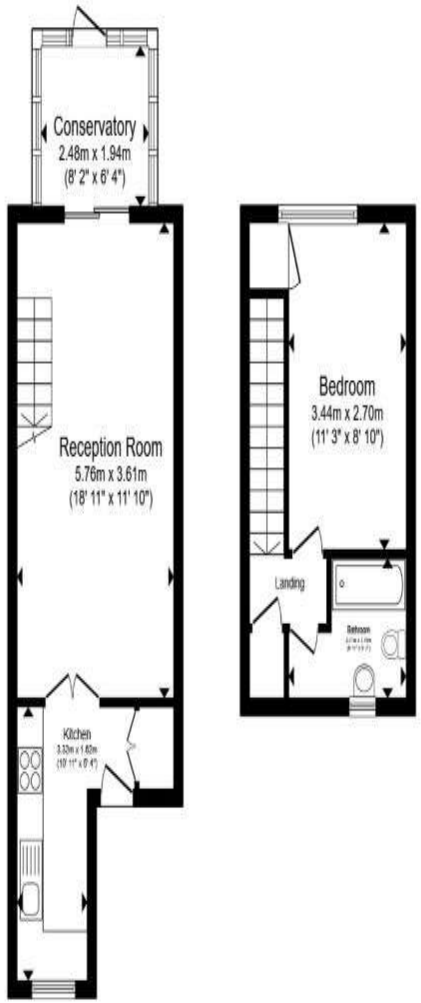
Outside

Front
Shrubbed areas and paved path leading to front entrance.

Rear Garden
Enclosed with stone chipped area, established shrubs and shed to remain.

Allocated Parking
The vendor has advised that the property has an allocated parking space.

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."

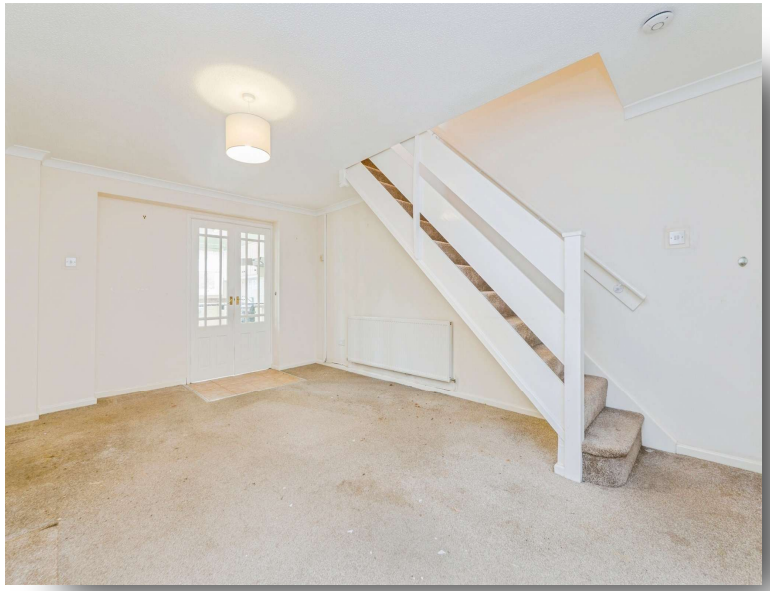


Ground Floor **First Floor**

Total floor area 54.6 m² (588 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

allen & harris





welcome to

Heritage Park,

St. Mellons Cardiff

- Mid Terraced Home
- Double Bedrooms
- Fitted Kitchen Area
- Reception Room
- Conservatory

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

£150,000



view this property online allenandharris.co.uk/Property/ROA115088

The Property Ombudsman

Property Ref:
ROA115088 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

allen & harris

029 2046 4744

roath@allenandharris.co.uk

84 Albany Road, CARDIFF, South Glamorgan, CF24 3RS

allenandharris.co.uk