1 Chapel Row

Old St. Mellons, Cardiff, CF3 5UB

Offers In The Region Of £415,000

HARRIS & BIRT

3 2 3

Harris & Birt are pleased to offer to market this characterful property in the desirable area of Old St. Mellons, situated on a quiet cul de sac location. The property briefly comprises; entrance porch, entrance hall, reception room, living room and an open plan kitchen/dining room to the ground floor. With master bedroom with en suite, two further bedrooms, dressing room and bathroom to first floor. The property benefits from off-road parking to side for two vehicles. It also has a well maintained with a range of mature shrubbery and flowers. The garden is mainly laid to Cotswold chippings with a paved area ideal for al fresco dining. The property is private and secluded via a fenced border and has a small garden pond, shed and green house. The property benefits from mains services throughout.

Located approximately 5 miles north of the city centre in one of the most desirable and affluent areas of the city. It benefits from excellent access by car to a wide range of local amenities in Pontprennau and to the M4 Motorway at Junction 30 (Cardiff Gate). Waitrose is just 1 mile away. The nearest railway station is in Llanishen, providing direct services to Cardiff Central station. St Mellons Gold Club and Cefn Mably Farm Park are also located nearby. Cardiff City Centre has an abundance of amenities and local facilities including; shops both national and local, recreational facilities, cinemas, Cardiff International Arena and other theatres/entertainment venues. Cardiff's City Centre train station also provide links to other major cities including; Swansea, Newport, Bristol etc.

Accomodation

Ground Floor

Entrance Hallway 6'11" x 14'5" (2.11m x 4.39m)

UPVC composite front door with glass panel entrance. Wood block flooring. UPVC double glazed window to rear. Skimmed walls. Papered ceiling. Doorways through to kitchen and reception room. Carpeted straight staircase leads up to first floor landing. Integrated understairs storage. Radiator. Pendant ceiling light.

Dining Room 13'9" x 14'1" (4.19m x 4.29m)

Two UPVC double glazed windows to side and front elevation. Continuation of wood block floor. Papered walls and ceiling. Stone pointed fireplace with slate hearth and wood burner. Radiator. Pendant ceiling light. Doorway through into;

Living Room 11'11" x 16'9" (3.63m x 5.11m)

Two UPVC double glazed windows to front elevation. Wood flooring. Skimmed walls. Beamed ceiling. Gas fire place with stone surround and granite hearth. Pendant ceiling light. Papered ceilings.

Kitchen/ Dining Room 7'6" x 14'5" (2.29m x 4.39m)

Modern fitted kitchen with a range of wall and base units in a gloss white set under and over a brown mottle effect worksurface. Features include; eyeline electric Neff double oven, integrated dishwasher, single bowl sink and drainer and gas five ring hob with extractor fan over. Space for American style fridge freezer. Radiator. LED spotlighting. with mandarin stone flooring. Open plan into converted conservatory. Range of UPVC double glazed windows allowing plenty of natural light. Space for dining table and chairs. Skimmed walls and ceilings. French doors opening to pretty rear garden. Door to utility room.

Utility Room 7'2" x 6'8" (2.18m x 2.03m)

Further range of wall and base units with matching work surface. Space for washing machine. Space for tumble dryer. UPVC double glazed double pedestrian door allowing access to the rear. UPVC double glazed window to rear elevation. Radiator. Continuation of tiled flooring. Door to Cloakroom.

Cloakroom

Two piece suite in white comprising; low level hidden cistern WC and wall hung wash hand basin with mixer tap. Half tiled walls and further skimmed walls. Skimmed ceiling. UPVC double glazed opaque window to side.

First Floor

Landing 8'2" x 10'7" (2.49m x 3.23m)

Straight carpeted staircase from entrance hall leads up to open landing. Skimmed walls. Papered ceilings. Pendant lighting. Storage cupboard housing boiler. Doorways through to all first floor rooms.

Master Bedroom 12'10" x 14'10" (3.91m x 4.52m)

Good sized master bedroom with two UPVC double glazed windows to front elevation. Carpeted flooring. Skimmed walls and ceiling. Pendant ceiling light. Built in wardrobes. Door to en suite.

En Suite 3'10" x 9' 9" (1.17m x 2.74m 2.74m)

Three piece suite comprising low level WC, wash hand basin with mixer tap, walk in shower unit with rainfall shower head and shower head attachment. Fully tiled walls. Vinyl laid floor. Skimmed ceiling. Built in storage cupboards.

Bedroom Two 12'5" x138" (3.78m x42.06m)

Another good sized double bedroom with UPVC double glazed windows to front elevation. Carpeted flooring. Skimmed walls. Skimmed ceiling. Pendant ceiling light. Built in wardrobes. Radiator. Access loft via hatch.

Bedroom Three 6'10" x 10'11" (2.08m x 3.33m)

A good sized single bedroom currently in use as studio/office. UPVC double glazed window overlooking pretty rear gardens. Carpeted flooring. Skimmed walls. Skimmed ceiling. Pendant ceiling light. Radiator.

Bedroom Four/Dressing Room 7'7" x 10' (2.31m x 3.05m)

Good sized dressing room with a range of built in wardrobes for storage. Could also be used a children's bedroom or study. UPVC double glazed window to rear elevation. Carpet flooring. Skimmed walls. Skimmed ceilings. Pendant ceiling light.

Bathroom 8'2" x 6' 9" (2.49m x 1.83m 2.74m)

Three piece suite comprising low level WC, wash hand basin with mixer taps, full length tile panelled bath with mixer tap. Part tiled walls and contrasting tiled flooring. Skimmed walls and ceiling. Two UPVC double opaque glazed windows to side and rear. Vertical heated towel rail.

Outside

The property is accessed via a double wrought iron gate to side and benefits from off-road parking to side for two vehicles. It also has a well maintained with a range of mature shrubbery and flowers. The garden is mainly laid to Cotswold chippings with a paved area ideal for al fresco dining. The property is private and secluded via a fenced border and has a small garden pond, shed and green house.

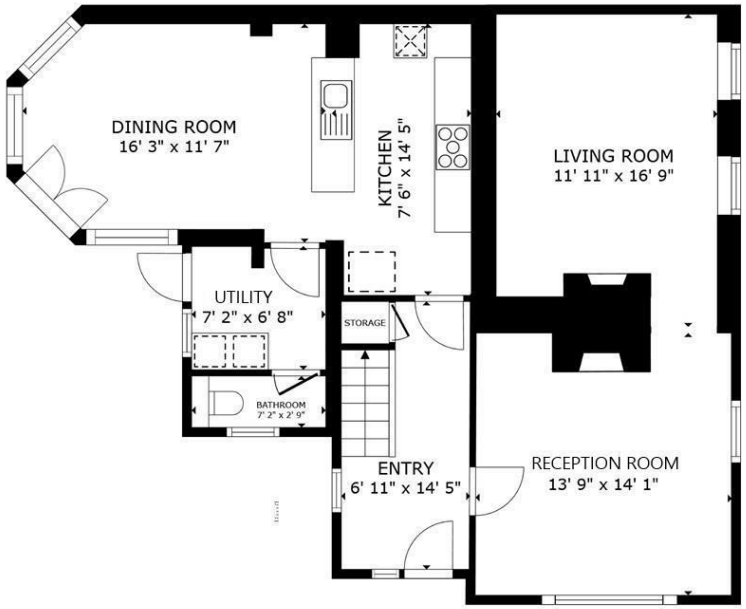
Services

The property is serviced by mains gas, electric, water and drainage.

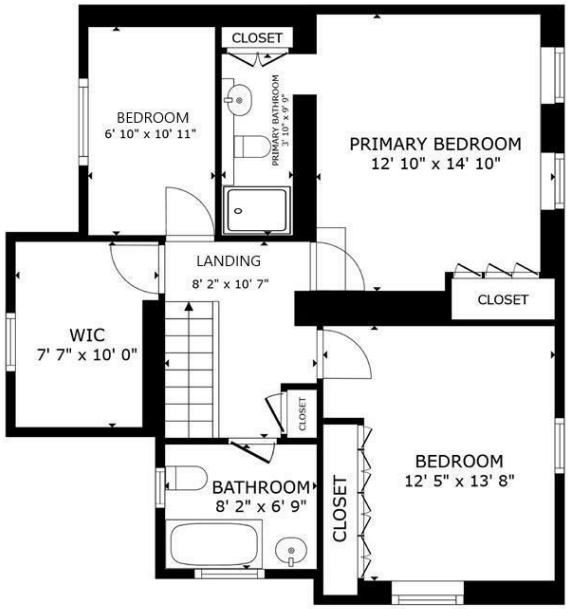
Directions

From our offices at 359 Caerphilly Road, Cardiff follow Caerphilly Road down to Gabalfa roundabout, at the roundabout take the first exit onto A48. Follow this road for approximately 5 miles. Use the left lane to take the A48 slip road towards B4487. Take the third exit onto Newport Road. Turn left onto Chapel Row, and continue left onto Bethania Row. The property is on your left hand side with a Harris & Birt board on the front gate.

BREAD



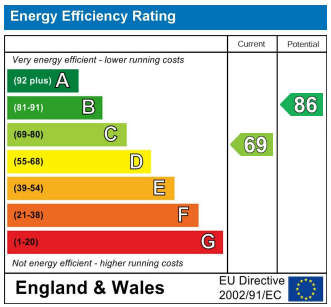
GROUND FLOOR

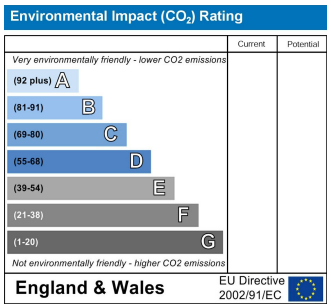


FLOOR 1

GROSS INTERNAL AREA
GROUND FLOOR 902 sq.ft. FLOOR 1 764 sq.ft.
TOTAL : 1,665 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport





HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge
65 High Street, Cowbridge, CF71 7AF
01446 771777 cowbridge@harrisbirt.co.uk

Cardiff
359 Caerphilly Road, Cardiff, CF14 4QF
02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

RICS