



Fairview Close

St. Mellons Cardiff, CF3 0LB

£210,000

- NO ONWARD CHAIN
- MODERN KITCHEN
- OFF ROAD PARKING
- TWO DOUBLE BEDROOMS
- SPACIOUS REAR GARDEN
- CONTEMPORARY BATHROOM

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**** NO ONWARD CHAIN * TWO DOUBLE BEDROOMS * OFF ROAD PARKING * CORNER PLOT * MODERN KITCHEN * CONTEMPORARY BATHROOM ****

Sell Right Estate Agents are pleased to bring to the market this spacious and well presented two double bedroom end of terrace property, ideally situated in the popular St Mellons area of Cardiff. Perfectly positioned for commuters, the property offers easy access to the M4 motorway and A48 link road. The ground floor accommodation comprises an inviting entrance hallway, a generous lounge, and a modern high gloss kitchen complete with integrated appliances. To the first floor, a central landing provides access to a contemporary bathroom and two well-proportioned double bedrooms. Externally, the property benefits from allocated off-road parking, a front garden laid to lawn, and a notably large rear garden, taking full advantage of its desirable corner plot position. Please contact Sell Right Estate Agents to book your viewing on this lovely property.

Tenure: Freehold

Council Tax Band: C

Parking: Off road via allocated space

Water - Mains feed

Electricity - Mains feed

Sewerage - Connected to public sewer

Heating - Mains fed gas

Broadband Availability Checker - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone Coverage Checker - <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Entrance Hallway

UPVC double glazed window to side, plastered walls, textured ceiling, vinyl flooring, doors to kitchen, lounge and under stairs storage.

Kitchen 8' 8" x 12' 5" (2.65m x 3.78m)

UPVC double glazed sliding door to rear, plastered walls, textured ceiling, vinyl flooring, radiator, wall and base units with laminate work tops and pvc splash backs, stainless steel sink unit with mixer tap, integrated washing machine, oven and hob with over head extractor hood.

Lounge 14' 5" x 12' 7" (4.39m x 3.83m)

UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, stairs to first floor landing.

First Floor Landing

UPVC double glazed window to side, plastered walls, textured ceiling, carpet flooring, doors to bathroom and two bedrooms.

Bathroom 5' 7" x 9' 1" (1.69m x 2.76m)

Plastered and tiled walls, textured ceiling, vinyl flooring, chrome towel rail radiator, W.C, wash hand basin, panelled bath with over head shower and glass side screen, door to over stairs storage.

Bedroom One 8' 9" x 12' 6" (2.66m x 3.80m)

UPVC double glazed window to rear, plastered walls, textured ceiling, carpet flooring, radiator.

Bedroom Two 8' 1" x 12' 6" (2.46m x 3.80m)

UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator.



TOTAL FLOOR AREA : 654 sq.ft. (60.8 sq.m.) approx.
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DISCLAIMER

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Measurements: Sell Right take great care when measuring, but these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc.

Services: Sell Right have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.