



Melingriffith Drive,
Whitchurch, Cardiff,
CF14 2TS



Asking Price
£289,950

2 Bedrooms
House - Semi-Detached

A superbly presented two-bedroom semi-detached home set within this ever-popular Whitchurch location, offering immediate access to the Taff Trail and excellent transport links including the M4, A470, and Cardiff city centre. The property was extensively refurbished around five years ago and has been very well maintained to a high standard by the current owners. Stylish, well-kept interiors, a modern kitchen and bathroom, and bright accommodation throughout make this an ideal first-time purchase or investment. Externally, the home benefits from a detached single garage, rear garden, and on-road parking to the front.

ACCOMMODATION

ENTRANCE HALL

A welcoming entrance space with painted walls, coving, ceramic tiled flooring and stairs rising to the first floor.

LOUNGE/ DINER

14'8" x 13'9" max

A bright rear-aspect sitting room with painted walls, coving, laminate flooring, French doors opening to the garden, a large storage cupboard and single radiator.

KITCHEN

8'6" x 7'4"

A well-presented kitchen fitted with modern wall and base units, worksurface and tiled splashback, four-ring gas hob, extractor hood, electric oven, ceramic sink with mixer tap and tiled flooring.

LANDING

With painted walls, carpeted flooring, an airing cupboard housing the combi boiler, and access to the loft.

Features

- SEMI-DETACHED HOME
- TWO DOUBLE BEDROOMS
- MODERNISED THROUGHOUT
- DETACHED SINGLE GARAGE
- OFF-ROAD PARKING
- CLOSE TO THE TAFF TRAIL
- WITHIN EASY REACH OF THE M4 & A470
- IDEAL STARTER HOME OR INVESTMENT
- VIEWINGS HIGHLY RECOMMENDED

BEDROOM ONE

13'10" x 11'5"

A generous rear-aspect double bedroom with painted walls, carpeted flooring, radiator with TRV and uPVC window.

BEDROOM TWO

11'9" x 7'1"

A front-aspect double bedroom with painted walls, carpeted flooring, uPVC window and radiator with TRV.



BATHROOM

6'3" x 5'6"

A contemporary bathroom comprising a wall-mounted vanity basin, low-level WC, bath with mixer tap and shower over, tiled walls and flooring, and uPVC window to the front.

OUTSIDE

FRONT

Laid to lawn with external storage cupboard and on-road parking.

REAR

A paved patio area and lawn with timber fencing, brick-built single garage with up-and-over door, and an additional patio area with delightful views towards the Taff Trail and river.

TENURE

This property is believed to be Freehold. This should be verified by the purchaser's solicitor.

COUNCIL TAX

Band D

Information

- Tenure: Freehold
- Council Tax Band: D
- Floor Area: 657.00 sq ft
- Current EPC Rating: C
- Potential EPC Rating: B



2 BEDROOMS



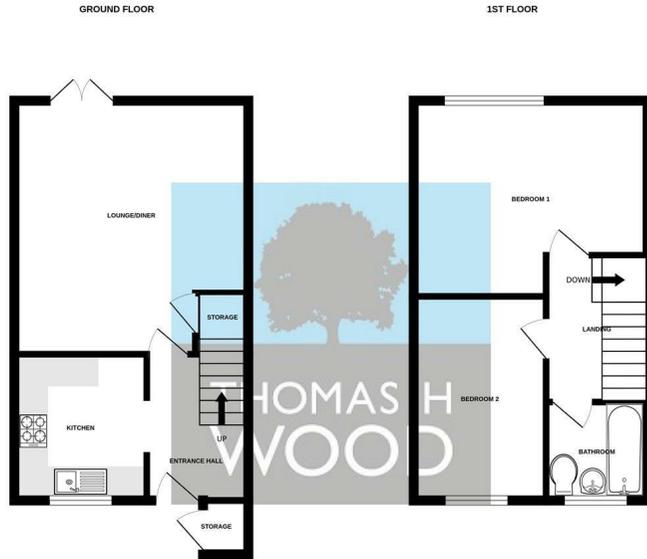
1 BATHROOMS



1 RECEPTION ROOMS



ENERGY RATING: C



TOTAL FLOOR AREA - 63.0 sq.m. (657 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of plots, windows, rooms and any other detail are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, appliances and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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