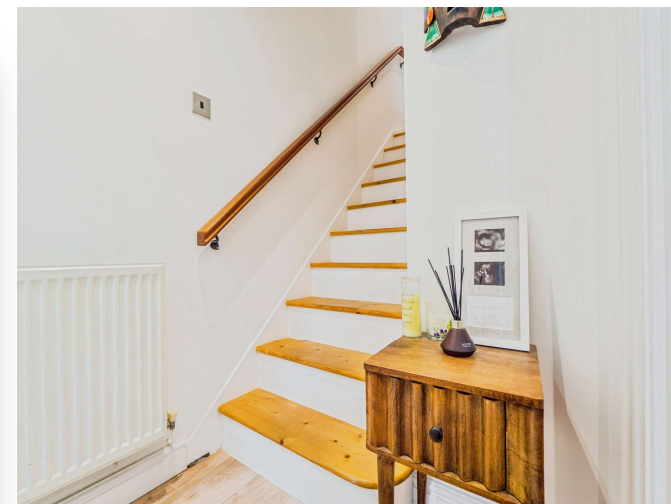




Allen Close, Old St. Mellons Cardiff CF3 5DH

welcome to

Allen Close, Old St. Mellons Cardiff

This exceptional three-bedroom semi-detached property is beautifully presented throughout and occupies a desirable residential location. Finished to an outstanding standard, the home boasts spacious and stylish accommodation, with three generous bedrooms and immaculate interiors.

Ground Floor

Entrance

Via front door giving access into:

Hallway

Stairs giving access to the first floor, radiator, door to cloakroom and lounge.

Downstairs Wc

Obscured double glazed window to the front aspect, 2 Piece suite comprising low level wc and wash hand basin.

Lounge

14' 1" x 12' 5" (4.29m x 3.78m)

Double glazed window to the front aspect, wood effect flooring, radiator, power points, open through to:

Kitchen/Dining Area

15' 7" x 10' (4.75m x 3.05m)

Double glazed to the rear aspect, Fitted with a range of wall and base units with co-ordinating work surfaces over incorporating sink unit and drainer with mixer tap over, plumbing for washing machine, integrated gas hob with extractor hood over, integrated oven, boiler beneath cupboard, space for dining table and chairs, double glazed french doors giving access to:

Conservatory

8' 5" x 7' 11" (2.57m x 2.41m)

Double glazed windows and door to the rear garden, tiled flooring.

First Floor

Landing

Doors to all first floor rooms.

Bedroom One

12' 6" x 9' 9" (3.81m x 2.97m)

Double glazed window to the front aspect, radiator, power points.

En-Suite

3 Piece suite comprising shower cubicle, pedestal wash hand basin and low level wc.

Bedroom Two

9' 4" x 7' 10" (2.84m x 2.39m)

Double glazed window to the rear aspect, radiator, power points.

Bedroom Three

9' x 6' 1" (2.74m x 1.85m)

Double glazed window to the rear aspect, radiator, power points.

Bathroom

Obscured window to the side aspect, 3 Piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level w.c, tiled walls to dado level, heated towel rail.

Outside

Front

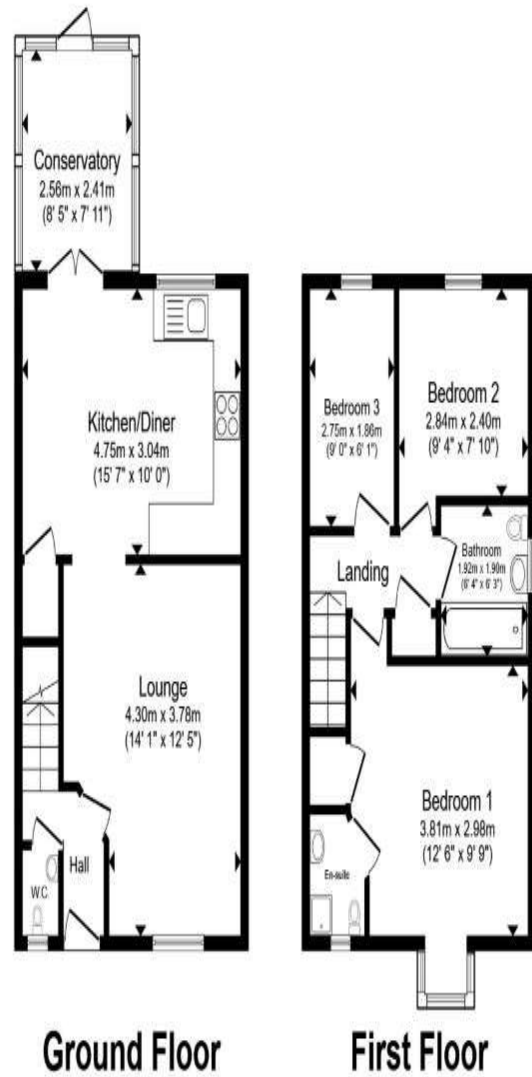
To the front is off road parking for several vehicles along with a lawned area and borders of shrubs. There is a pathway leading to the front.

Rear Garden

To the rear is a landscaped garden with a patio, lawn, timber shed and side access via lockable gate.

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."



Total floor area 79.1 m² (851 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



welcome to
Allen Close,
Old St. Mellons Cardiff

- Beautifully Presented Semi Detached Family Home
- Three Good Size Bedrooms
- Master Bedroom with En-Suite
- Lounge and Fitted Kitchen/Dining Area
- Conservatory

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£290,000



view this property online allenandharris.co.uk/Property/ROA115099



Property Ref:
ROA115099 - 0003

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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