

15 Heol Williams,

Old St. Mellons, Cardiff, CF3 6AQ



Estate Agents and Chartered Surveyors

Asking Price Of

**£215,000**



Mid Terraced House

2

1

2

1

# Property Description

NHBC Warranty - This stunning two double bedroom mid terrace property is the ideal starter home or perfect investment for buy to let. The home sits itself on the modern St Edeyrns Village development within close proximity to the M4 corridor and with easy access into Cardiff's city centre.

**Tenure Freehold**

**Council Tax Band C**

**Floor Area Approx**

**Viewing Arrangements  
Strictly by appointment**

## DESCRIPTION

An immaculate two double bedroom mid terrace starter home on the modern St Edeyrn's Village development. Completely modern and totally move in ready offering open plan kitchen and living area overlooking the rear garden with built in breakfast bar, cloakroom, landing, two double bedrooms and family bathroom complete with three piece bathroom suite. Off road parking is provided to the front for one car with a split level enclosed garden to the rear.

## LOCATION

The property is situated in the sought after Old St Mellons area of Cardiff with excellent links to the A48/M4 motorway. A few minutes drive away from retail outlets in Pontprennau including Asda Supermarket, B&Q, Costa coffee, furniture stores and many more.

## ENTRANCE HALL

Enter into hallway with staircase leading to first floor. Door leading to open plan kitchen/living smooths walls and ceiling with central light pendant plus vinyl tiled floors.

## KITCHEN/LIVING ROOM

22' 8" x 11' 11" (6.91 maxm x 3.64m)  
Fitted with a range of base and eye level units with worktops over. Built in oven, gas hob with cooker hood over. Inset 1.5 bowl sink unit plus drainer. Space for washing machine and free standing fridge/freezer. Built in breakfast with seating for two. Understair storage space. Smooth wall and ceilings with two central light pendant and vinyl tiled flooring. Open plane to living area. Upvc double glazed window to front and Upvc double glazed French doors leading to rear garden.

## CLOAKROOM

Fitted with a modern two piece bathroom suite comprising WC and wash hand basin. Smooth walls and ceiling with spot lighting and vinyl tiled flooring.

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## LANDING

Access to both bedrooms and bathroom. Loft access. Smooth walls and ceilings with central light pendant and carpeted flooring.

## BEDROOM ONE

11' 11" x 7' 9" (3.64m x 2.37m)

Smooth walls and ceilings with central light pendant and carpeted flooring. Upvc double glazed window to rear.

## BEDROOM TWO

12' 0" x 7' 8" (3.68m x 2.35m)

Smooth walls and ceilings with central light pendant and carpeted flooring. Upvc double glazed window to front x2.

## BATHROOM

Fitted with a modern three piece bathroom suite comprising bath with shower over, WC and wash hand basin. Smooth walls and ceilings partly tiled with spit lighting and vinyl flooring.

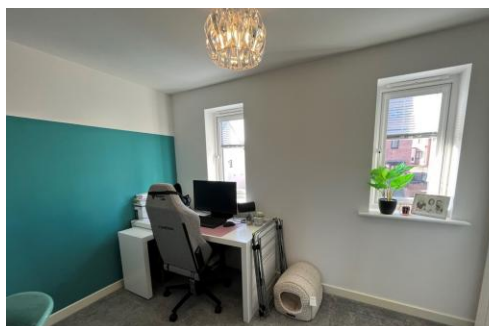
## OUTSIDE

Front - Parking to front via a drive for one car with paving leaving to front door.

Rear- A split level garden to the rear with step leading to lower level finished with stone chipping and fence surround.



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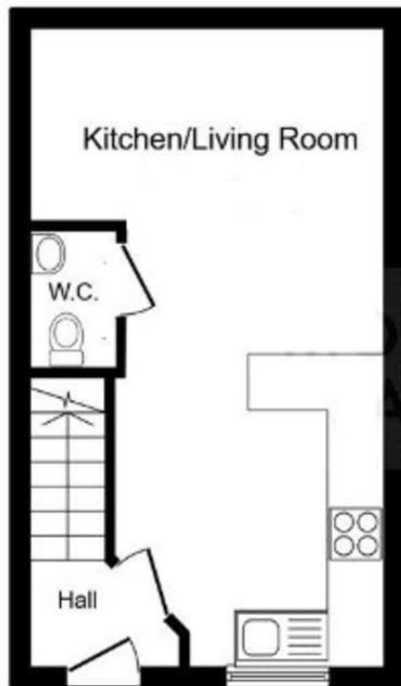




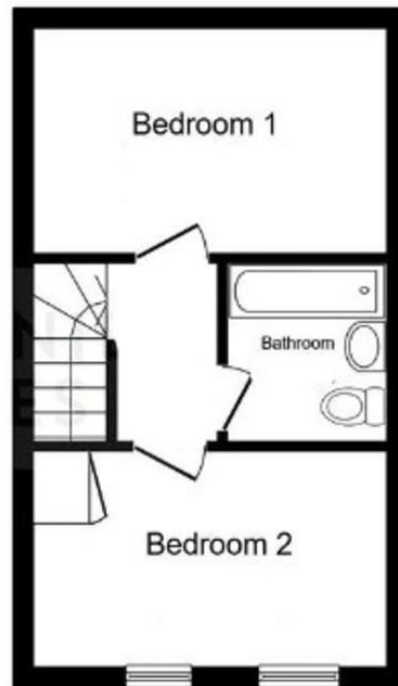
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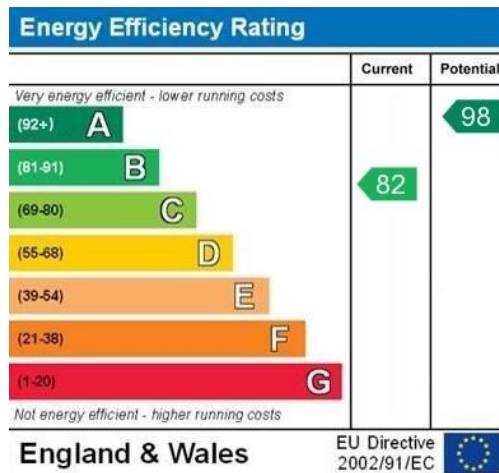
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Ground Floor



First Floor



Cardiff 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,  
South Glamorgan, CF10 5EE



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