

54 Church Road, Old St. Mellons, Cardiff, CF3 6YA



Estate Agents and
Chartered Surveyors

Asking Price Of

£300,000



Town House

3

2

3

2

Property Description

Spacious living accommodation throughout ideal for first time buyers and those looking for a roomie property from top to bottom. This stunning townhouse offers heaps of space with modern fixtures and fittings, two reception rooms, three bedrooms and two bathrooms. Positioned on a corner plot with a landscaped garden and off road parking for three cars.

Tenure Freehold

Council Tax Band E

Floor Area Approx

Viewing Arrangements
Strictly by appointment

PROPERTY DESCRIPTION

Situated on the new St Edeyrn's Village development this stunning town house offer ample space for first time buyer or those with a growing family. Internally the property accommodation briefly comprises; entrance hall, cloakroom, second reception room and kitchen/breakfast room. To the first floor you will find the lounge area and the master bedroom with en suite shower room. Finally to the second floor you will find two double bedrooms and family bathroom complete with three piece suite.

Outside the front of the home you will find a courtyard garden laid to lawn with an array of wild flowers. The rear garden is enclosed with a brick wall surround and comprises of paving and decking with the remainder laid to lawn.

Parking can be found to the side of the home with under croft parking for three cars.

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 composite front door into hall. Smooth walls and ceilings with a central light pendant and tiled flooring to finish. Door leading to second reception room, kitchen/breakfast room and cloakroom. Staircase leading to first floor.

CLOAKROOM

Fitted with a modern two piece suite comprising WC and wash hand basing. Smooth walls and ceilings with a central light pendant finished with tiled flooring.

SECOND RECEPTION ROOM

8' 9" x 9' 8" (2.69m x 2.97m)

Smooth walls and ceilings with a central light pendant finished with engineered wood flooring. Upvc double glazed window to front.

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KITCHEN/BREAKFAST ROOM

12' 11" x 12' 9" (3.94m x 3.91m)

Fitted with a modern range of base and eye level units with laminate worktops over. Built in oven and gas hob with cooker hood over. Inset stainless steel 1.5 bowl sink unit plus drainer. Space for washing machine and fridge freezer. Tiled splash back with smooth walls and ceilings, a central light pendant and tiled flooring. Space for dining table and chairs. Upvc double glazed window to rear and Upvc double glazed French doors leading to rear garden.

LANDING ONE

Large landing space with smooth walls and ceilings with a central light pendants and carpeted flooring to finish. Staircase leading to second floor.

LOUNGE

12' 11" x 9' 1" (3.96m x 2.77m)

Smooth walls and ceilings with a central light pendant and engineered wood flooring to finish. Upvc double glazed box style window to front and window to side.

BEDROOM ONE

10' 2" x 9' 4" (3.10m x 2.87m)

Smooth walls and ceilings with a central light pendant and carpeted flooring to finish. Door leading to en suite. Upvc double glazed window to rear x2.

EN SUITE

Fitted with a modern three piece suite comprising single walk in shower cubicle, WC and wash hand basing. Smooth walls and ceilings with a central light pendant and vinyl flooring to finish.

LANDING TWO

Smooth walls and ceilings with a central light pendant and carpeted flooring to finish. Single cupboard provided great storage or extended wardrobe space.

BEDROOM TWO

12' 11"max x 10' 2" (3.96 m x 3.10 m)

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

BEDROOM THREE

12' 11" x 9' 6" (3.96m x 2.92m)

Smooth walls and ceiling with a central light pendant and carpeted flooring to finish. Upvc double glazed windows to rear x2.

BATHROOM

Fitted with a modern three piece suite comprising bath with fitted shower screen, WC and wash hand basin. Tiled splash back with smooth walls and ceilings with a central light pendant and vinyl floor to finish.

OUTSIDE

Front garden

Front courtyard garden with cast iron fence surround. Paved pathway leading to front door with a range of wild flowers and the remainder laid to lawn.

Rear

Landscaped garden to the rear comprising of paving, decking and the remainder laid to lawn. Brick wall surround with trellis above for additional privacy.

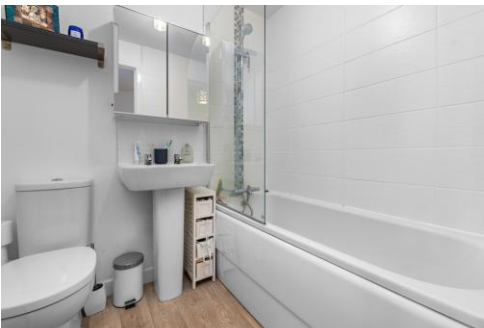
PARKING

Car port to side of the home with parking for three cars via a tarmac driveway.

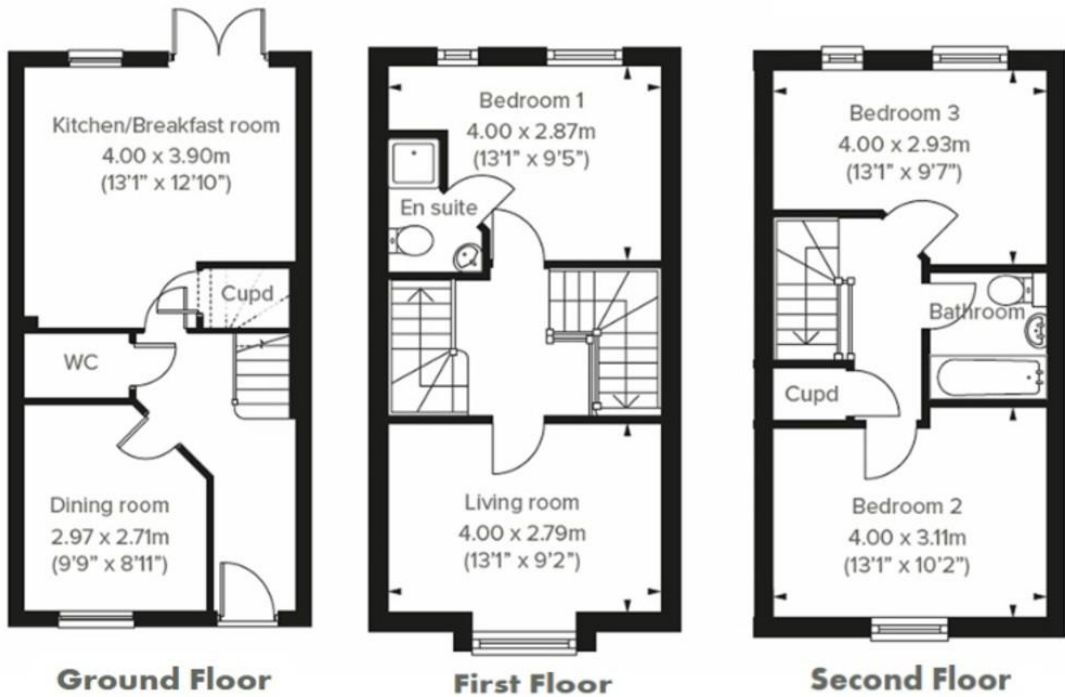
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Birchgrove 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG



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