

3 Orchard Park,

St. Mellons, Cardiff, CF3 0AQ



Estate Agents and
Chartered Surveyors

Asking Price Of

£140,000



Terraced House



Property Description

Cosy one bedroom cluster house in St. Mellons, Cardiff. An ideal buy to let investment or first time purchase. Situated in a quiet cul de sac yet within walking distance to local shops and positioned upon regular public transport links. Accommodation comprises porch, lounge/kitchen, bedroom and shower room.

Tenure Freehold

Council Tax Band B

Floor Area Approx

Viewing Arrangements
Strictly by appointment

LOCATION

The property is located in the St Mellons area in Cardiff, close to shops and amenities, good public transport available and with easy access to the M4.

PORCH

Entered via obscured double glazed uPVC door. Double glazed uPVC window to side. Glazed wooden door to :-

LOUNGE/ KITCHEN

18' 3" x 12' 11" (5.58m x 3.94m)
2 double glazed uPVC windows to front. Stairs to first floor with storage below. Coved ceiling. Radiator. Base and wall units with work surfaces incorporating one and half stainless steel sink unit with mixer tap and tiled splash back. Plumbing and space for washing machine and slimline dishwasher. Gas cooker point. Recess for fridge / freezer. Part laminate floor.

Part tiled floor.

FIRST FLOOR

STAIRS & LANDING

Access to loft space. Door to bedroom and shower room.

BEDROOM

11' 1" x 10' 3" to front of fitted wardrobe (3.39m x 3.14m)

Double glazed uPVC window to front. Laminate flooring. Mirror fronted fitted wardrobes. Storage cupboard. Radiator.

SHOWER ROOM

6' 9" x 6' 3" (2.07m x 1.92m)
Double glazed uPVC window to front. Vanity enclosed wash hand basin with mixer tap and storage below, walk in shower, w.c. Wall mounted "l- mini" combi boiler.

Birchgrove 029 2052 9026

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



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