

8 Potter Street,

Old St. Mellons, Cardiff, CF3 6AR



Estate Agents and
Chartered Surveyors

Asking Price Of

£232,500



Semi-Detached House

2

1

2

1

Property Description

An immaculate two double bedroom semi detached 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 two cars with an enclosed rear garden.

Tenure Freehold

Council Tax Band C

Floor Area Approx 548 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

The property is situated in the sought after Old St Mellon's 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 inter hallway via composite front door. Smooth walls and ceilings with a central light pendant finished with luxury vinyl tiled flooring. Carpeted staircase leading to first floor. Door into kitchen/living room

KITCHEN/LIVING ROOM

22' 3" x 12' 5" (6.80m x 3.80m)
Kitchen - Fitted with a range of high gloss base and eye level units with laminate worktops over. Built in oven, gas hob and cooker hood. Inset 1.5 bowl stainless steel sink unit plus drainer. Space for washing machine and free standing fridge/freezer. Built in breakfast bar with seating for two.

Open plan living area with uPVC double glazed French's doors leading to rear garden and uPVC double glazed window to front. Smooth walls and

ceilings with two central light pendant finished with luxury vinyl tiled flooring. Door leading to cloak room. Storage cupboard under the stairs.

CLOAKROOM

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

LANDING

Smooth walls and ceilings with a central light pendant finished with carpeted flooring. Doors leading to all first floor rooms.

BEDROOM ONE

10' 11" x 7' 9" (3.35m x 2.38m)
Smooth walls and ceilings with a central light pendant finished with carpeted flooring. Feature wood panelled wall with built in shelf. Built in fitted mirrored sliding wardrobes. uPVC double glazed window to rear.

BEDROOM TWO

10' 3" x 7' 8" (3.13m x 2.35m)
Smooth walls and ceilings with a central light pendant finished with carpeted flooring. Built in mirrored sliding wardrobes and built in storage

over the stairs. uPVC double glazed window to front X2.

BATHROOM

Fitted with a modern three piece suite comprising bath with shower over, WC and wash hand basin. Tiled splash back with smooth walls and ceilings, a central light pendant finished with vinyl flooring. uPVC double glazed obscure window to side.

OUTSIDE

Front - Block paved driveway to the front with parking for two cars. Side access leading to side gate into rear garden.

Rear - An enclosed rear garden offering a patio area, idea for outside dining furniture with the remainder laid to lawn. Wooden fence surround offers security and privacy with two raised planters and a range of plants and shrubbery.

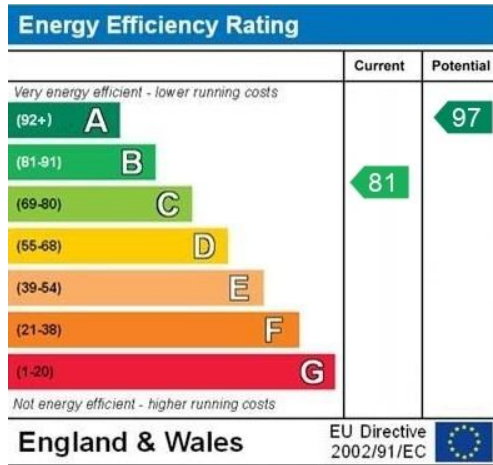
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