

123 Harrison Drive,

St. Mellons, Cardiff, CF3 0PW



Estate Agents and Chartered Surveyors

Offers In Excess Of

£300,000



Detached House

4

2

3

1

Property Description

MGY offer for sale this detached property in the popular St Mellons area and offered with no ongoing chain! The accommodation comprises entrance hall, w.c, lounge/ dining room, kitchen and utility to the ground floor. On the first floor there are 4 bedrooms, one with ensuite/ shower room and a family bathroom. Garden to rear, driveway and garage to front. Viewing recommended.

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,001 sq ft

Viewing Arrangements
Strictly by appointment

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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.

ENTRANCE HALL

Entered via uPVC double glazed door with inset stained glass panels. Laminate flooring. Radiator. Stairs to first floor. Door to :-

DOWNSTAIRS W.C

Laminate flooring. W.c, corner wash hand basin with mixer tap. Radiator.

LOUNGE/ DINING AREA

22' 8" x 13' 5" into bay (6.93m x 4.09m) Double glazed uPVC bay window to rear and double glazed uPVC French doors to rear garden. Laminate flooring. 2 radiators. 2 wood panelled walls.

KITCHEN

12' 4" x 6' 11" (3.77m x 2.12m) Double glazed uPVC window to front. Radiator. Vinyl flooring. Base and wall units with work surfaces incorporating stainless steel sink unit with mixer tap. Space for electric cooker. Door to:-

UTILITY ROOM

7' 0" x 4' 11" (2.15m x 1.51m) Wooden door to side with inset obscured double glazed panels. Space for fridge / freezer. Plumbing and space for washing machine. Wall mounted gas combi boiler.

FIRST FLOOR

STAIRS & LANDING

Access to loft space.

BEDROOM ONE

10' 4" x 8' 7" (3.17m x 2.62m)

Double glazed uPVC window to front. Fitted wardrobe. Radiator. Door to :-

ENSUITE

5' 2" x 6' 11" max into shower cubicle (1.58m x 2.11m) Obscured double glazed uPVC window to side. Vinyl flooring. W.c, pedestal wash hand basin with hot and cold taps, shower cubicle with mains shower.

BEDROOM TWO

12' 5" max x 8' 5" (3.80m x 2.57m) Double glazed uPVC window to front. Radiator.

BEDROOM THREE

10' 11" x 7' 10" (3.35m x 2.41m) Double glazed uPVC window to rear. Radiator.

BEDROOM FOUR

9' 0" x 7' 4" (2.75m x 2.25m) Double glazed uPVC window to rear. Radiator.

BATHROOM

12' 2" x 6' 10" (3.72m x 2.10m)

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FLOORPLAN AND EPC GRAPH TO BE ADDED

Birchgrove 029 2052 9026

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



mgyc.co.uk

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