

18 Melrose Gardens, Melrose Avenue,

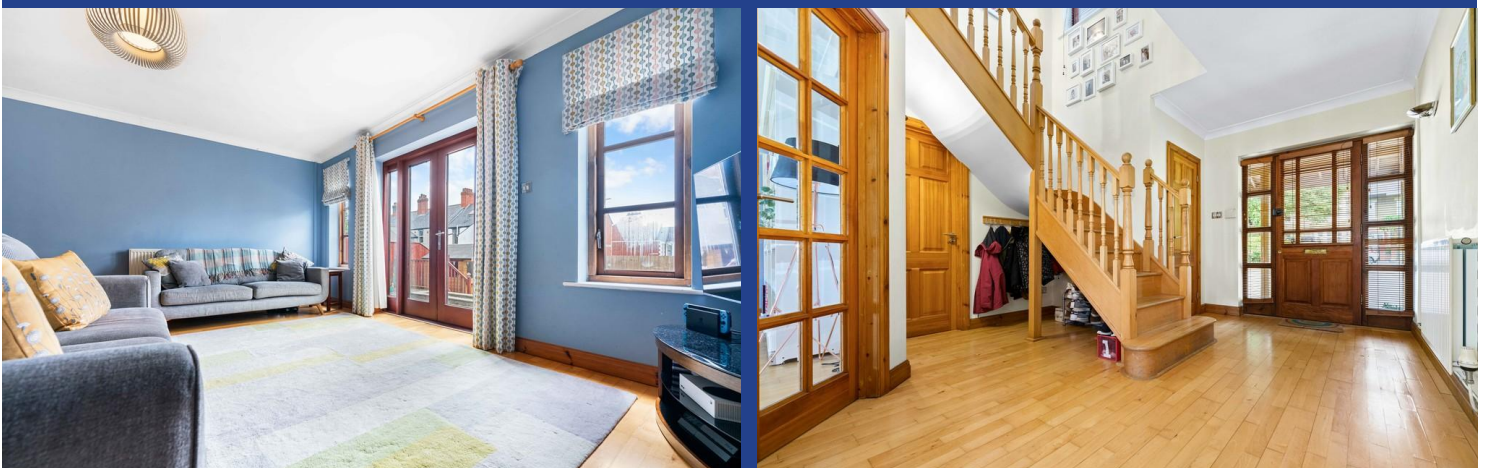
Penylan, Cardiff, CF23 9BA

Asking Price Of

£585,000



Estate Agents and
Chartered Surveyors



End Terraced House



Property Description

Stunning four bedroom end of terrace property situated in the heart of Penylan, Cardiff. The property offers spacious living accommodation throughout with two reception rooms, kitchen, cloakroom, four bedrooms, two bathrooms and a garage. Further benefits included off road parking via the drive for up to four cars plus an enclosed rear garden with both side and rear access.

Tenure Freehold

Council Tax Band G

Floor Area Approx 1,506 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is situated in the popular Penylan area of Cardiff. Wellfield Road is nearby with many shops, bars, restaurants, cafes and much more. Roath Park and Roath Recreation Ground is within walking distance. Well regarded schools of all levels in the area. Good transport links to the city centre and A48/M4 motorway.

ENTRANCE HALL

Spacious hallway complete with smooth walls and ceilings, wall lights and hard wood flooring. Double doors leading into lounge, dining room and door into kitchen and cloakroom. Solid oak staircase leading to first floor. Door leading into the integral garage.

CLOAKROOM

Fitted with a two piece bathroom suite comprising wc and wash hand basin. Tiled walls and flooring with smooth ceiling and spot lighting. Double glazed obscure window to side.

LOUNGE

16' 2" x 16' 2" (4.94m x 4.95m)
Smooth walls and ceilings with a central light pendant finished with hard wood flooring. Double glazed window to rear x2 and double glazed French doors leading to rear garden.

DINING ROOM

12' 11" x 12' 5" (3.95m x 3.80m)
Smooth walls and ceilings with a central light pendant finished with luxury vinyl tiled flooring. Double glazed French doors leading into the rear garden. Opening to kitchen

KITCHEN

14' 7" x 8' 2" (4.47m x 2.49m)
Fitted with a range of base and eye level units with laminate worktops over. Built in double oven, five ring gas hob with cooker hood over. Inset double stainless steel sink unit plus drainer. Space for American style fridge/freezer and integral dishwasher. Double glazed window to front.

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LANDING

Solid oak staircase leading up to the landing with smooth walls and ceiling, wall lights and solid wooden flooring. Double glazed window to front provide ample natural light into the landing area. Doors leading to all first floor rooms. Storage cupboard provides additional storage.

BEDROOM ONE

18' 9" x 12' 10" (5.73 max m x 3.93 m)
Smooth walls and ceilings with a central light pendant finished with solid wood flooring. Double glazed window to front with view of the city. Double mirrored sliding wardrobes provide ample clothing storage and a door leading into en suite.

EN SUITE

Fitted with a three piece suite comprising walk in corner shower enclosure with his and hers sinks with under counter storage and wc. Tiled walls and flooring with smooth ceiling finished with spot lighting. Double glazed obscure window to front.

BEDROOM TWO

12' 5" x 8' 6" (3.81m x 2.61 m)
Smooth walls and ceiling with a central light pendant finished with wooden flooring. Double glazed window to rear. Loft hatch provides access to loft storage with pull down ladder.

BEDROOM THREE

10' 2" x 8' 7" (3.12m x 2.62 m)
Smooth walls and ceiling with a central light pendant finished with wooden flooring. Double glazed window to front.

BEDROOM FOUR

7' 4" x 9' 1" (2.24m x 2.79 m)
Smooth walls and ceiling with a central light pendant finished with wooden flooring. Double glazed window to rear with view of the city.

FAMILY BATHROOM

Fitted with a three piece bathroom suite comprising bath with shower over and fitted glass shower screen, his and hers sinks with under counter storage and wc. Tiled walls and flooring with smooth ceiling and finished with spot lighting. Double glazed window to rear and side.

OUTSIDE

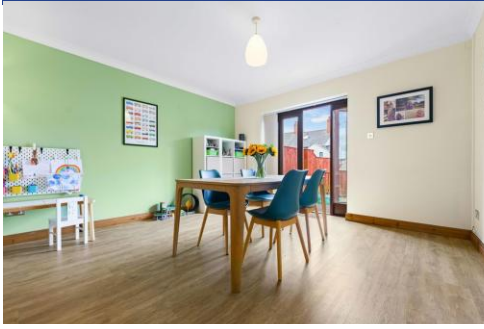
Front - Block paved driveway to the front provides parking for four cars. Raised bed offers a range of trees and shrubbery.

Rear - An enclosed split level garden can be found to the rear offering a decked area ideal for outside dining and entertainment with steps down leading to a garden laid to lawn. Fence panels providing privacy with a rear gate leading onto Ladysmith road and side gate leading to front.

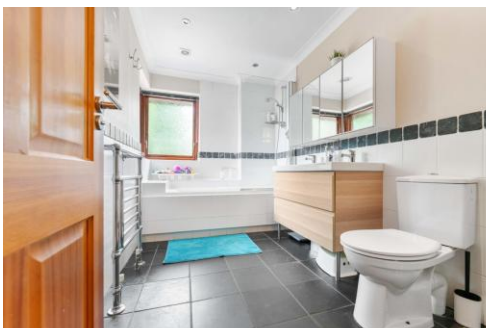
GARAGE

16' 10" x 8' 6" (5.14 m x 2.61 m)
Standard up and over garage door with power sockets and lighting. Used as utility room as housing both washing machine and tumble dryer. Combi boiler wall mounted and electric fuse box is also located here.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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