



**Harrison Drive, St. Mellons Cardiff CF3 0PJ**

**welcome to**

## **Harrison Drive, St. Mellons Cardiff**

Detached family home in popular St Mellons. Close to schools, shops and transport links. Includes reception room, downstairs WC, open plan living/dining room and fitted kitchen. Three bedrooms including master with en-suite plus family bathroom. Internal Viewing's Highly Recommended!

### **Ground Floor**

#### **Entrance**

Via a double glazed composite front door into living room:

#### **Reception Room**

14' 2" x 10' 8" ( 4.32m x 3.25m )

Double glazed window to front aspect, laminate flooring, stairs rising to first floor, radiator, spotlights, built in understairs storage, double glazed window to side aspect and access to:

#### **Downstairs Wc**

Fitted with a two piece suite comprising WC, wash hand basin, radiator, tiled flooring and double glazed window to side aspect.

#### **Living/ Dining Room**

10' 10" x 9' 4" ( 3.30m x 2.84m )

Double glazed French doors providing access to rear garden, radiator, laminate flooring and access to:

#### **Kitchen**

12' 10" x 9' 8" ( 3.91m x 2.95m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, cooker hood, spaces for washing machine, tumbledryer, dishwasher and fridge/freezer, vinyl flooring, wall mounted combi boiler, double glazed window to rear aspect and double glazed door providing access to rear garden.

### **First Floor**

#### **Landing**

Double glazed window to side aspect, loft hatch, built in airing cupboard and doors providing access to:

#### **Bedroom One**

10' 8" x 10' 6" ( 3.25m x 3.20m )

Double glazed window to front aspect, radiator, built in wardrobe with sliding doors and access to:

#### **En-Suite**

L Shaped - Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin, heated towel rail, tiled flooring and double glazed window to side aspect.

#### **Bedroom Two**

10' 6" x 8' 8" plus door recess ( 3.20m x 2.64m plus door recess )

Double glazed window to rear aspect and radiator.

#### **Bedroom Three**

9' 7" x 8' 8" ( 2.92m x 2.64m )

Double glazed window to rear aspect, radiator and built in wardrobe.

#### **Bathroom**

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, heated towel rail, lvt flooring, partially tiled walls and double glazed window to front aspect.

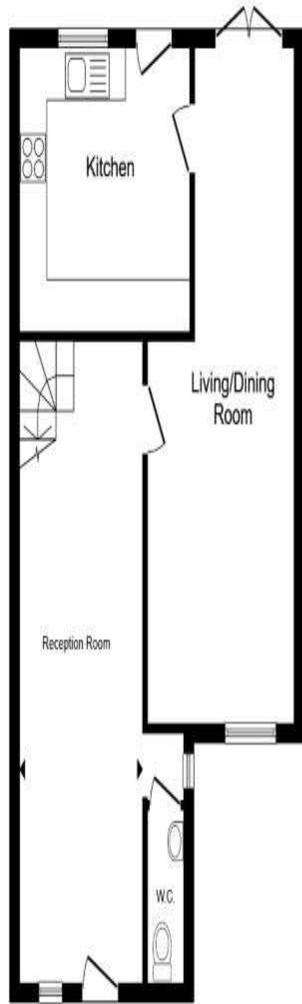
### **Outside**

#### **Front**

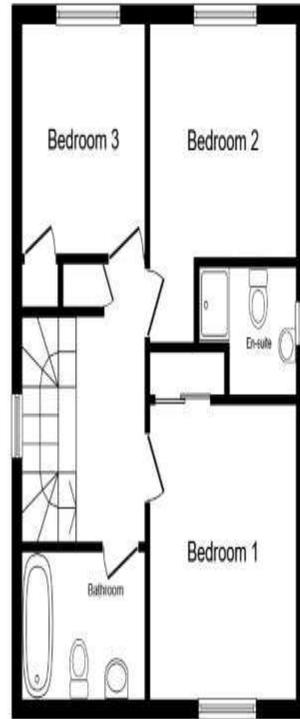
Planted area with driveway providing off street parking.

#### **Rear Garden**

Enclosed with area laid to lawn, patio area, planted beds, wooden shed to remain and gated side access.



**Ground Floor**



**First Floor**

Total floor area 103.6 m<sup>2</sup> (1,115 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Harrison Drive,**  
**St. Mellons Cardiff**

- Detached Family Home
- Three Bedrooms
- Master Bedroom with En-Suite
- Reception Room and Downstairs WC
- Open Plan Living/Dining Room

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

offers in excess of

**£325,000**



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Property Ref:  
ROA114664 - 0004

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