

Allen Close,  
Old St.  
Mellons,  
Cardiff,  
Cardiff.  
CF3 5DH

214,950



- Well presented semi detached property.
- Located close to excellent transport links and local amenities.
- Kitchen/diner.
- Spacious lounge & conservatory.
- Ground floor cloakroom.
- Three bedrooms.
- Family bathroom.
- Enclosed garden to rear.
- Driveway parking for two vehicles.

Ref: PRA10830

## General Description

Well presented semi-detached property situated close to excellent transport links and local amenities. With kitchen/diner, conservatory, living room, ground floor cloakroom, three bedrooms and family bathroom. With driveway parking for two vehicles to front of property, enclosed garden to rear.

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## Accommodation

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### Property Description

Entered via half glazed composite front door with storm porch over, leading into...

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### Hallway

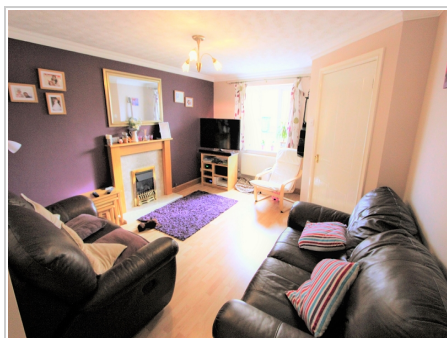
With stairs to first floor, one radiator, doors leading to...

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### Cloak Room

Comprising of W/C, wash hand basin, tiled floor, uPVC window to front, one radiator.

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### Lounge (14' 04" x 12' 03" ) or (4.37m x 3.73m)

With feature fireplace with inset gas coal-effect fire, cornice ceiling, laminate flooring, one radiator, uPVC window to front.

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### Kitchen/Diner (15' 06" x 10' 03") or (4.72m x 3.12m)

Fitted with a range of wall and base units with ample preparation work surfaces, tiled splash backs, inset stainless steel sink and drainer with mixer tap over, integrated electric oven, inset four ring gas hob with extractor hood above, plumbing for dishwasher, plumbing for washing machine, space for fridge/freezer, wall mounted boiler, laminate flooring, one radiator, built-in under stairs storage cupboard, archway leading to conservatory.

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### Conservatory (14' 02" x 11' 03" ) or (4.32m x 3.43m)

uPVC construction, laminate flooring, one radiator, doors to rear garden.

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## Landing

With access to loft space, newel post and spindle balustrade, door to built-in airing cupboard, doors leading to bedrooms and family bathroom.

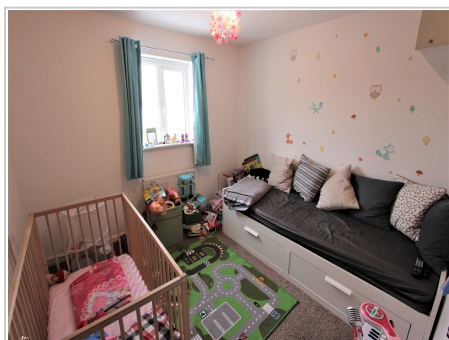
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### Bedroom 1 (13' 11" x 10' 11" ) or (4.24m x 3.33m)

With built-in wardrobes to one wall, two uPVC windows to front, one radiator.

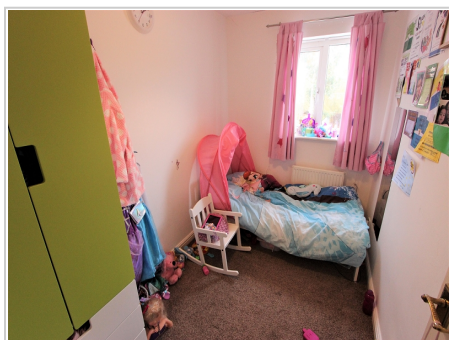
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### Bedroom 2 (9' 03" x 9' 01" ) or (2.82m x 2.77m)

With uPVC window to rear, one radiator.

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### Bedroom 3 (9' 0" x 6' 01" ) or (2.74m x 1.85m)

With uPVC window to rear, one radiator.

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## Bathroom

Fitted with a white suite comprising of W/C, wash hand basin, separate bath with mixer shower over, fully tiled walls, tiled floor, uPVC window to side, chrome towel radiator.

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## Rear Garden

Mainly laid to lawn with patio terrace, fenced boundaries, two garden sheds to remain.

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# Front Garden

Mainly laid to lawn, driveway with off road parking for two vehicles, gated side access.

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# Services

Mains electricity, mains water, mains drainage, mains gas

# Tenure

We are informed that the tenure is Not Specified

# Council Tax

Band D

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*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*