



Boyce Way, Old St. Mellons Cardiff CF3 6AB

welcome to

Boyce Way, Old St. Mellons Cardiff

A well-presented two-bedroom mid-terraced home in the popular area of Old St Mellons, close to local shops, schools and excellent transport links via the A48/M4. The property offers an entrance hallway, downstairs WC, lounge, fitted kitchen/dining area, two bedrooms and a bathroom.

Ground Floor

Entrance

Via a composite front door into:

Hall

Stairs rising to first floor, radiator and access to:

Downstairs Wc

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

Lounge

15' 2" x 9' 5" (4.62m x 2.87m)

Double glazed window to front aspect, radiator, understairs storage cupboard and access to:

Kitchen/Dining Area

13' x 8' 1" (3.96m x 2.46m)

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 and fridge/freezer, cupboard housing combi boiler, double glazed window to rear aspect and double glazed French doors providing access to rear garden.

First Floor

Landing

Loft hatch and doors providing access to:

Bedroom One

12' 8" x 8' 6" (3.86m x 2.59m)

Two double glazed windows to front aspect, radiator and powerpoints.

Bedroom Two

12' 8" x 8' 2" (3.86m x 2.49m)

Double glazed window to rear aspect, radiator and powerpoints.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin inset to vanity unit, tiled walls and radiator.

Outside

Front

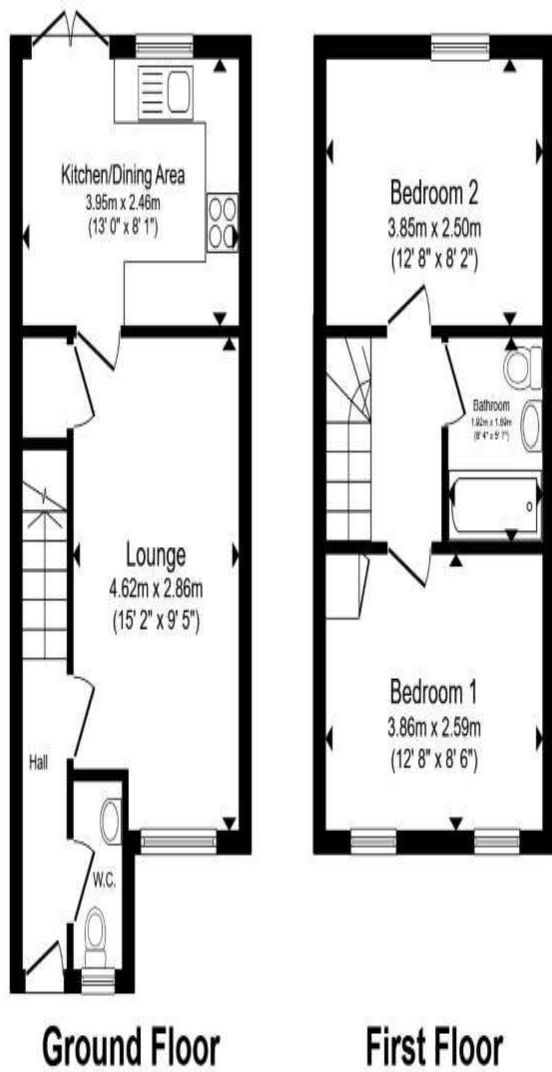
Paved path leading to front entrance, grass area and driveway providing off street parking.

Rear Garden

Enclosed and mainly laid to lawn.

Management Charge

The vendor has advised that there is a management cost of around £180-£225 per annum.



Total floor area 57.9 m² (623 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



welcome to
Boyce Way,
Old St. Mellons Cardiff

- Mid Terraced Home
- Two Bedrooms
- Downstairs WC and Lounge
- Fitted Kitchen/Dining Area
- First Floor Bathroom

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

£230,000



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Property Ref:
ROA114900 - 0004

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