



Orchid Close, St. Mellons Cardiff CF3 0RE

welcome to

Orchid Close, St. Mellons Cardiff

An ideal first-time purchase or investment opportunity in popular St Mellons, offering a lounge, fitted kitchen, double bedroom, enclosed rear garden and driveway parking, all within easy reach of local amenities, schools and transport links. Early viewing highly recommended!

Ground Floor

Entrance

Via a double glazed front door into:

Porch

Vinyl flooring and secondary door into:

Lounge

14' x 11' 5" (4.27m x 3.48m)

Double glazed window to front aspect, radiator, laminate flooring, stairs rising to first floor and access to:

Kitchen

11' 6" x 8' 6" (3.51m x 2.59m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, washing machine, tumble dryer and fridge/freezer, built in storage, laminate 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 rear aspect, laminate flooring, radiator and door providing access to:

Double Bedroom

14' x 11' 6" (4.27m x 3.51m)

Double glazed window to front aspect, radiator, laminate flooring, loft hatch, fitted wardrobes and built in overstairs cupboard.

Bathroom

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

Outside

Front

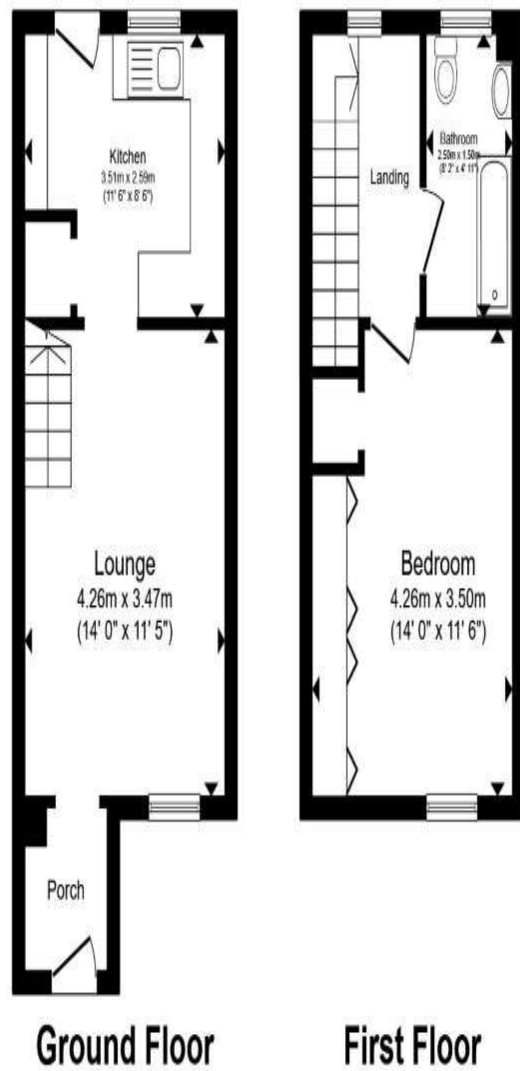
Driveway providing off street parking.

Rear Garden

Enclosed with stone chipping's, outside tap and gated side access.

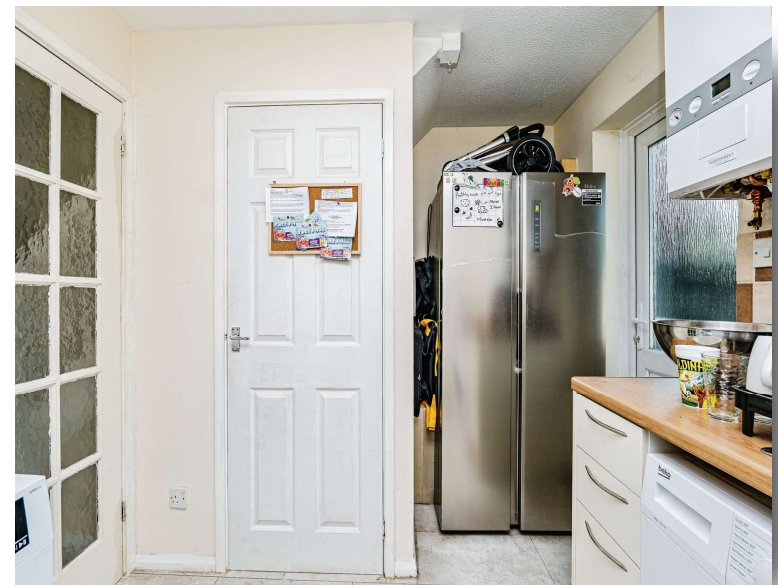
Estate Agents Notes

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Total floor area 50.5 m² (544 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
Orchid Close,
St. Mellons Cardiff

- Semi Detached Starter Home
- Double Bedrooms
- Lounge
- Fitted Kitchen
- First Floor Bathroom

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

offers in excess of

£180,000



view this property online allenandharris.co.uk/Property/ROA115071



Property Ref:
ROA115071 - 0003

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