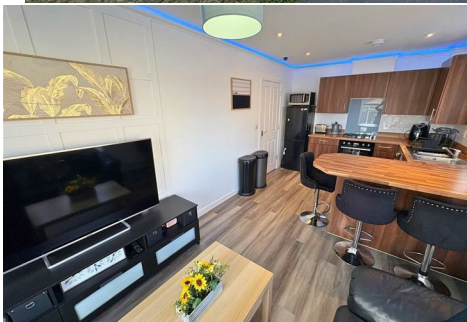




147 Church Road, Old St. Mellons, CF3 6AJ

£175,000

Set in the heart of the ever-popular and desirable St. Edeyrn's Village in Old St. Mellons, this beautifully presented two bedroom ground floor apartment offers a fantastic opportunity to enjoy modern, stylish living in a well-established and peaceful residential area. The accommodation briefly comprises:- entrance hallway, open plan lounge / kitchen / diner, two bedrooms - with an en-suite shower room in the master and a bathroom. This property also benefits from a secure communal entrance hallway with intercom system, allocated parking and bike storage. Situated in a prime position within Old St. Mellons, the property enjoys easy access to local amenities, well-regarded schools, parks, and transport links to Cardiff and surrounding areas. The neighbourhood is known for its friendly community atmosphere and leafy surroundings, offering the perfect balance between suburban tranquillity and city convenience.

Tenure = Leasehold.
 Remaining Lease Years = 994 years.
 Service Charge = £1,100 p/a.
 Ground Rent = £137.99 p/a approx.
 EPC Rating = B.
 Council Tax Band = C.

Entrance Hall



Entry via a wooden fire door, skimmed ceiling, skimmed walls, wood effect vinyl flooring, radiator, storage cupboard, four doors off:-

Open Plan Lounge / Kitchen / Dining Area 19'6" x 9'6" (5.95 x 2.91)



Skimmed ceiling with spotlights and LED ceiling lighting, skimmed walls with tiled splash backs in the kitchen area, wood effect vinyl flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a one and a half bowl stainless steel sink/drainage, with mixer tap, integrated double oven and four ring gas hob with built-in extractor hood above, space and plumbing for a washing machine, space for a fridge/freezer, space for sofas/charis etc in the lounge area, three uPVC double glazed windows to the side and rear.

Bedroom One 11'6" x 8'7" (3.52 x 2.64)



Skimmed ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the side, door into:-

En-suite Shower Room 4'7" x 3'9" (1.40 x 1.16)



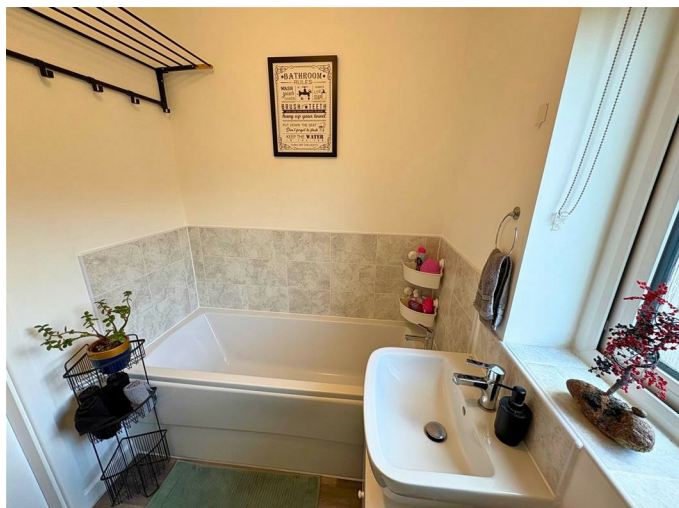
Skimmed ceiling, skimmed walls with tiling inside the shower and a tiled splash back over the wash hand basin, wood effect vinyl flooring, radiator, three piece suite comprising a shower enclosure, pedestal wash hand basin and a low level W.C.

Bedroom Two 9'10" (approx.) x 8'6" (3 (approx.) x 2.60)



Skimmed ceiling, skimmed walls, fitted carpet, radiator, two uPVC double glazed windows to the side and rear.

Bathroom 6'4" x 5'6" (1.94 x 1.70)



Skimmed ceiling, skimmed walls with tiled splash backs around the bath and wash hand basin, wood effect vinyl flooring, radiator, three piece suite comprising a panel bath, pedestal wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the side.

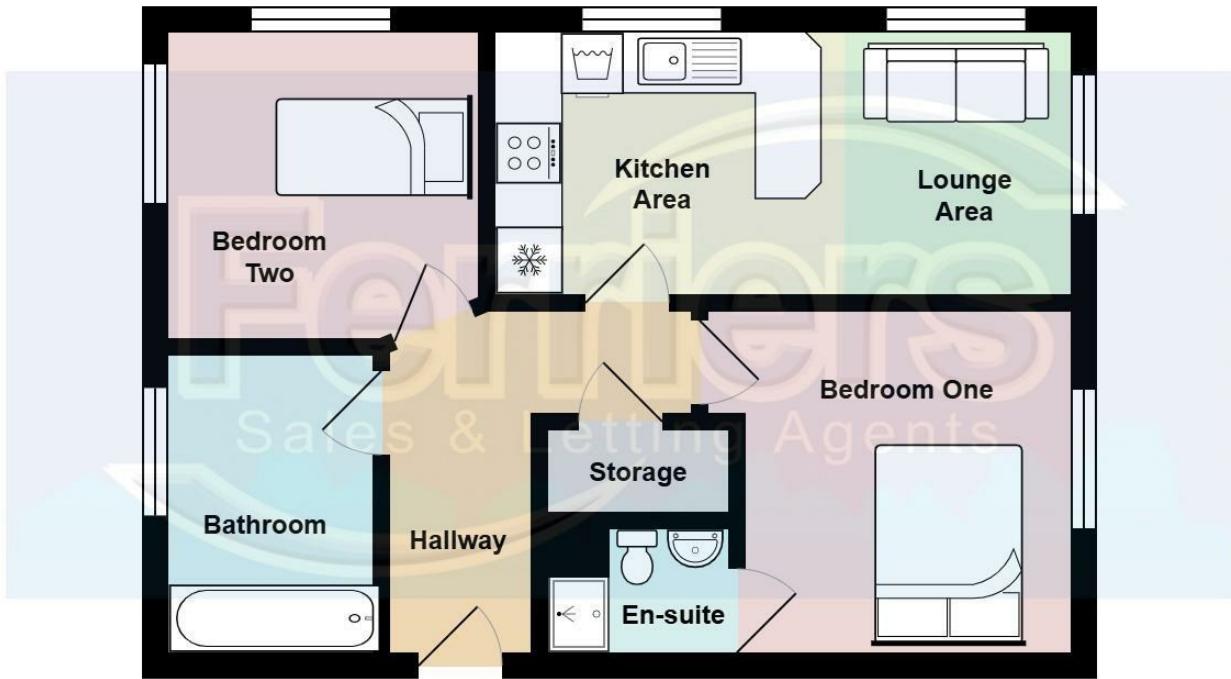
Outside

Front Entrance

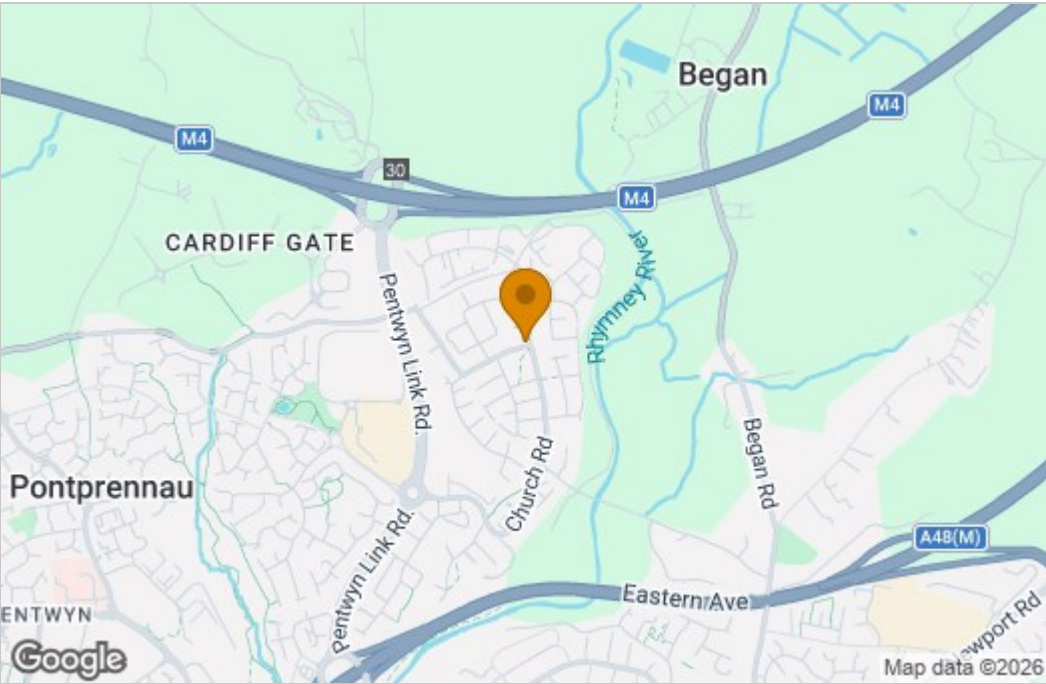


Secure communal entrance hallway with intercom system, one allocated parking space within the communal car park, bike storage.

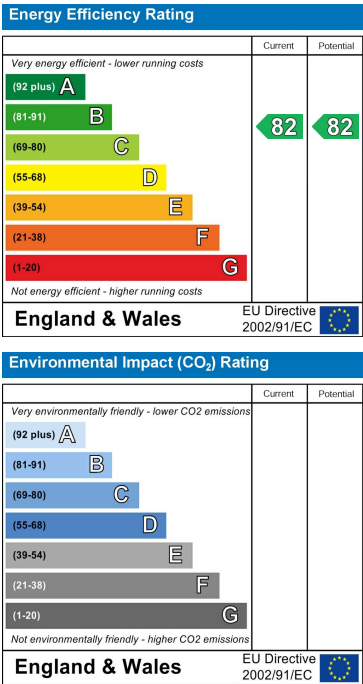
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.