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**MR HOMES**  
SALES & LETTINGS



St Edeyrns Village,  
Church Road  
Old St. Mellons,  
Cardiff CF3 6AJ

Guide Price £169,950 to £179,950  
Leasehold – Long Lease – 994 Years Approx.

# Church Road Old St. Mellons, Cardiff, CF3 6AJ

## Overview

- NO CHAIN!!!
- MODERN & IMMACULATE APARTMENT
- 2-BEDROOMS
- EN-SUITE
- OPEN-PLAN LIVING
- OVERLOOKS LARGE PARK & FIELD
- ALLOCATED PARKING SPACE
- JULIET BALCONY
- GAS C/H with COMBI-BOILER & uPVC D/G WINDOWS
- VERY LONG LEASE - 994 Yrs



**NO CHAIN!!!  
MOVE STRAIGHT IN  
IMMACULATE TOP FLOOR 2-BED  
APARTMENT - MODERN OPEN-PLAN  
LIVING - OVERLOOKING PLAYING FIELDS  
- MAIN BEDROOM with EN-SUITE -  
ALLOCATED PARKING - VERY LONG  
LEASE with 994 Yrs REMAINING -  
POPULAR LOCATION OF ST EDEYRNS  
VILLAGE with LOCAL AMENITIES VERY  
NEAR BY.**



**MR HOMES** Offer **FOR SALE** this Modern 2-Bedroom 2nd Floor Apartment, comprising in brief; Security Video Communal Entrance, Staircase to 2nd Floor Landing, Entrance Hallway, Open-Plan Lounge & Kitchen with Breakfast Bar, Juliet Balcony Overlooking Playing Fields, Bedroom 1 with En-Suite, Bedroom 2 & the Main Bathroom Suite. This Property has an Allocated Parking Space. uPVC Double Glazing Windows & Gas Central Heating powered by an Ideal Logic ESP1 35 Kw Combi-Boiler.

**EPC Rating = B.**  
**Council Tax Band = C.**

[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)

**FREE MORTGAGE ADVICE AVAILABLE  
UPON REQUEST...**



## Communal Entrance - Security Door with Video Entry System

## Communal Entrance & Staircase to 2nd Floor Landing

### Entrance Hallway - L-Shaped

Fitted carpet, single radiator with cover, wall mounted video entry system, Doors to; Lounge/Kitchen, Bedrooms 1, 2, Main Bathroom & Storage Cupboard housing Electric RCD Consumer Unit. Hatch to Loft.

### Lounge/Kitchen - OPEN-PLAN - 19' 6" x 10' 5" (5.94m x 3.17m)

Lounge - Fitted carpet, uPVC D/g Window & French Door to Juliet balcony, 2x Double Panel Radiators. Kitchen - LVT flooring, Matching wall & base units, work surface over with matching splashbacks, breakfast bar, stainless steel sink, quarter bowl & drainer with mixer tap, Electrolux fan assisted electric oven, 4x ring gas hob with extractor fan over, plumbed for washer/dryer & space for tall fridge-freezer. Door to Cupboard housing Ideal Logic ESP1 35 Kw Combi-Boiler.

### Bedroom 1 - 9' 6" x 8' 8" (2.89m x 2.64m)

Fitted carpet, uPVC D/g Window & French Door to Juliet balcony, single radiator, Door to En-Suite.

### En-Suite - 16' 5" x 9' 10" (5m x 3m)

LVT flooring, fully tiled walk-in-shower cubicle with mixer shower, pedestal wash hand basin with mixer tap & tiled splashback, close-coupled w.c, single panel radiator, ceiling mounted electric extractor fan.

### Bedroom 2 - 8' 7" x 8' 2" (2.61m x 2.49m)

Fitted carpet, uPVC D/g window to rear, single panel radiator.

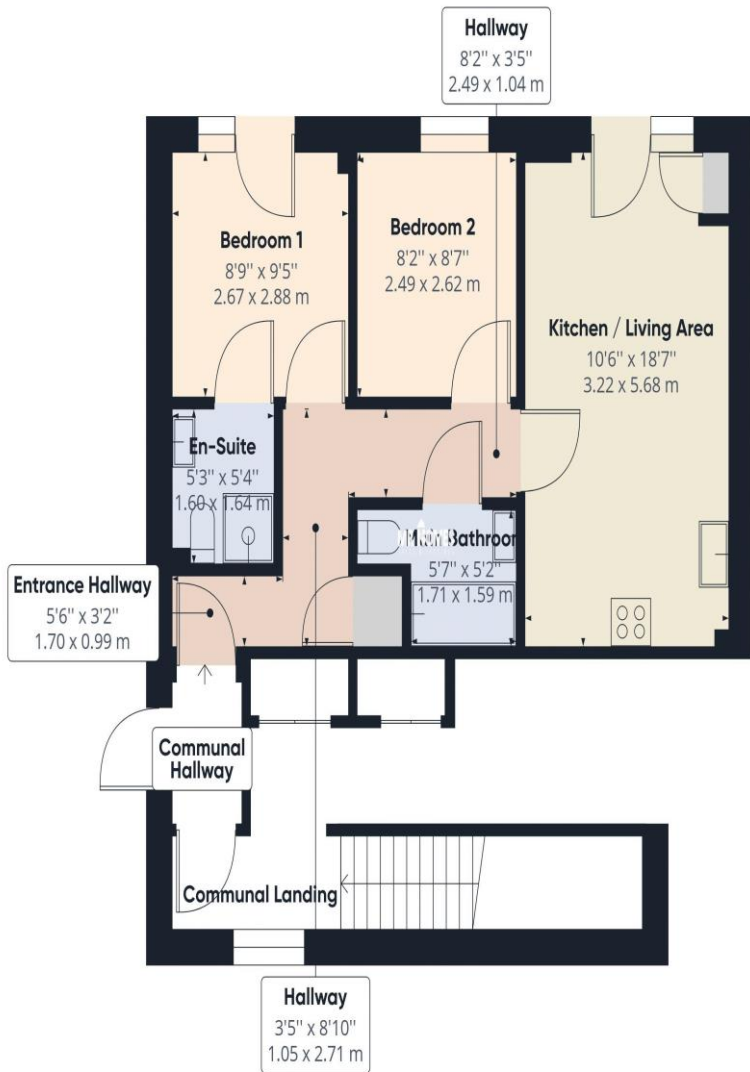
### Main Bathroom - 7' 10" max x 5' 2" (2.39m x 1.57m)

LVT flooring, panel bath with mixer tap & tiled splashback, pedestal wash hand basin with mixer tap & tiled splashback, close-coupled w.c, single panel radiator, ceiling mounted electric extractor fan.

### Allocated Parking Space



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Floor 1

Approximate total area<sup>(1)</sup>

507.08 ft<sup>2</sup>  
47.11 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**CARDIFF OFFICE**

Homes House,  
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