



111 Pwllmelin Road, Cardiff
£325,000

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Estate Agents



111 Pwllmelin Road

Cardiff, Cardiff

Immaculate 3-bed semi-detached near Bishop Of Llandaff High School & Fairwater Dell. Stylish interiors, modern kitchen, luxury bathroom, south-facing garden, garage for secure parking & storage.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Newly Refurbished
- Chain Free
- Garage To Rear
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Utility Area
- Luxury Bathroom
- South Facing Garden
- OPEN HOUSE - Saturday 19th July. Call to book your slot.

Entrance Hall

Accessed via UPVC double glazed front door with double glazed flanking picture window, ceiling light point, radiator, stairs to the first floor, doors to:

Dining Room

Double glazed French style double doors to the rear, ceiling light point, radiator.

Living Room

A good sized living room with double glazed sliding patio doors to the rear, Marble feature fire place with inset electric fire, feature radiator, ceiling light point.

Kitchen

A beautifully appointed kitchen, fitted with a contemporary range of wall and base level cupboard and drawer units with work surfaces over, inset composite sink and drainer with mixer tap, integrated electric oven and hob with glass back splash and cooker hood above, space for Fridge Freezer, double glazed front aspect window ceiling light point, radiator, door to:

Utility

Double glazed doors to the front and rear, ceiling light points, radiator.

First Floor Landing

Double glazed front aspect window, ceiling light point, loft access point, storage cupboard, doors to:

Bedroom One

A good sized dual aspect, double bedroom with double glazed windows to the side and rear, ceiling light point, radiator.

Bedroom Two

A second good sized double bedroom with double glazed window to the rear, ceiling light point, radiator, built in wardrobes.

Bedroom Three

A large single / small double bedroom with double glazed window to the front, ceiling light point, radiator, built in storage cupboard.





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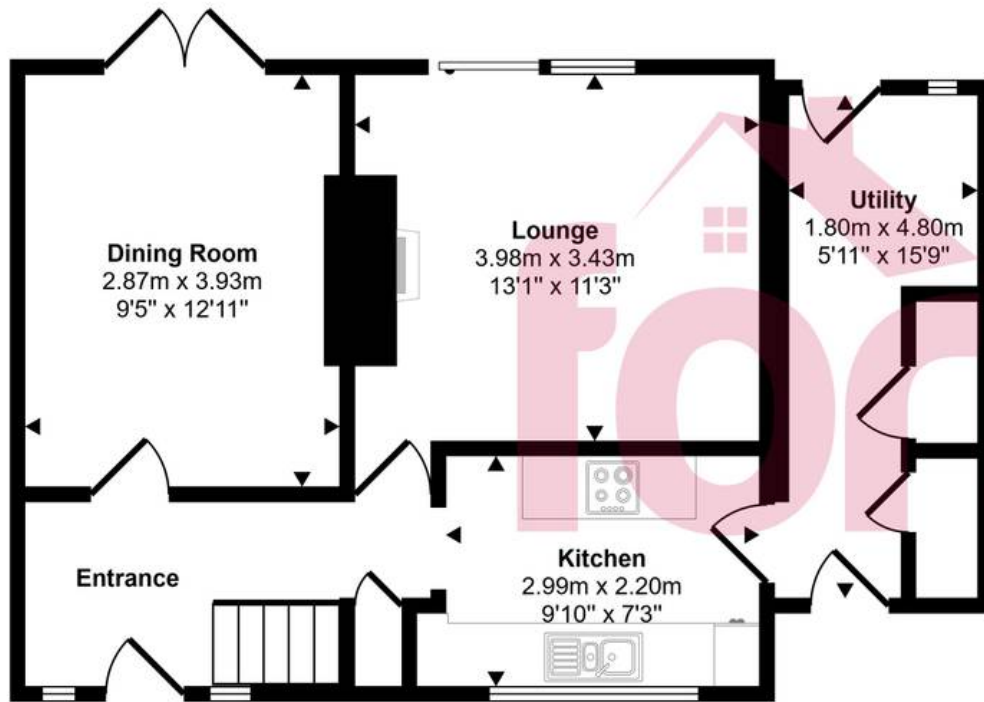
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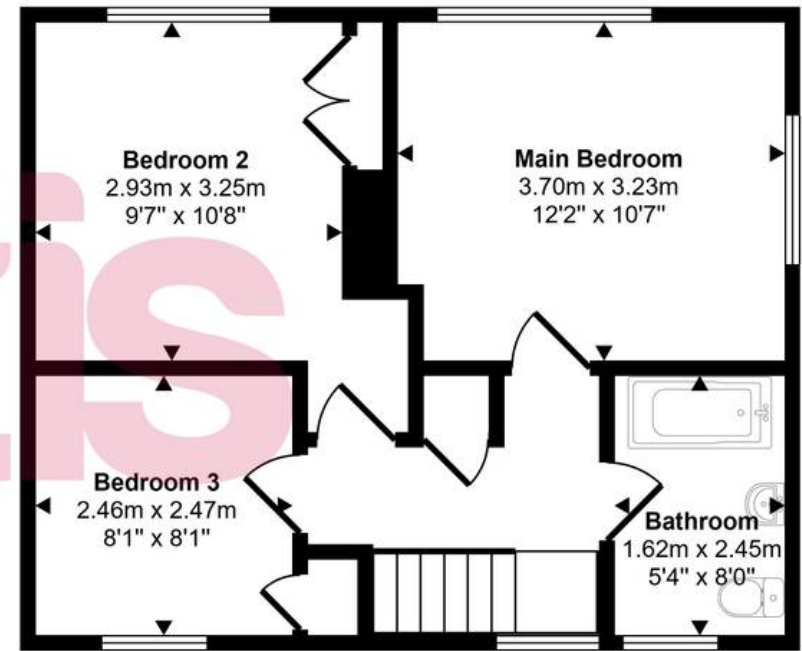




Approx Gross Internal Area
93 sq m / 1000 sq ft



Ground Floor
Approx 51 sq m / 549 sq ft



First Floor
Approx 42 sq m / 451 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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FRONT GARDEN

To the front of the house is a low maintenance garden laid to lawn and bark chippings, planted with a selection of shrubs. There are a handful of steps up to the front door which is protected by a wide storm porch.

REAR GARDEN

Facing South, the rear garden is mainly laid to lawn with a raised decking area accessed via both reception rooms. This leads down to a large area of lawn with bark chipped borders.

GARAGE

Single Garage

There is a large single garage to the rear of the property providing parking or storage.





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Fortis Properties, 2A Fairwater Green – CF5 3BA

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