

U85

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A freehold linked bungalow which has double-glazing and central heating, but is now in need of modernisation. Very good access to the M4 and the East.



11 Saffron Drive,
St Mellons,
Cardiff CF3 0NH

Accommodation Briefly Comprises: *Entrance Hall *Lounge *Kitchen *Two
Bedrooms *Bathroom *Gardens *Garage *No Chain

PRICE: £115,000 or offer

Entrance Hall

uPVC double glazed front door. Single panel radiator. Coving. Access to roof space. Airing cupboard with hot water tank.

Kitchen 10'1" x 9'3"

Range of base and eye level units and work tops. Part tiled walls. Stainless steel sink and drainer. Appollo wall mounted gas fire central heating boiler. Double panel radiator. Gas point.

Lounge 17'9" x 10'11"

uPVC double glazed window. Single panel radiator. uPVC patio door. Coving.

Bedroom One 12'1" x 10'11"

Single panel radiator. uPVC double glazed window. Coving.

Bedroom Two 9'3" x 8'1"

Single panel radiator. uPVC double glazed window. Coving.

Bathroom 6'8" x 5'3"

Low level WC. Pedestal basin. Double shower. Double panel radiator. Part-tiled walls. uPVC double glazed window. Mirror front cabinet.

Outside**Front Garden**

Lawns and driveway.

Rear Garden

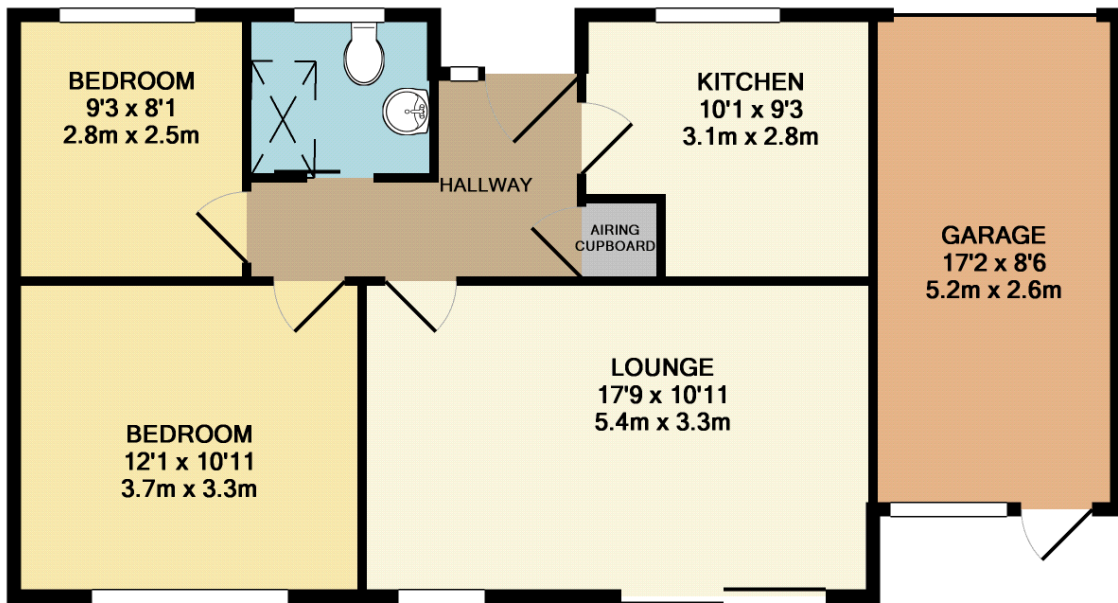
Mainly lawned with patio area.

Linked Garage 17'2" x 8'6"

With up and over door. Water, lighting and Power.

Tenure

Freehold.



11 SAFFRON DRIVE

TOTAL APPROX. FLOOR AREA 735 SQ.FT. (68.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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