

# 13 Lewis Crescent,

Old St. Mellons, Cardiff, CF3 6YQ

Offers in excess of

**£310,000**



Estate Agents and Chartered Surveyors



Semi Detached Town

3

2

3

2

# Property Description

MGY are pleased to offer for sale this spacious townhouse situated on the new St Ederyns Village development in Old St. Mellons. The home offers ample living accommodation comprised two reception rooms, kitchen/breakfast room, three bedrooms and two bathrooms. Low maintenance rear garden and off road parking can be found to the side for two cars.

**Tenure Freehold**

**Council Tax Band E**

**Floor Area Approx 1,065 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

Situated on the new St Ederyns Village development just a stones throw from both the M4 and A48. Offering shops within walking distance, the newly open Unicorn pub and Cardiff Gate Retail park.

## ENTRANCE HALL

Enter into hallway via composite front door. Tiled flooring. Doors leading to all ground floor rooms. Carpeted staircase leading to first floor. Radiator.

## STUDY/ RECEPTION ROOM

9' 9" x 8' 11" (2.99m x 2.72m)  
Smooth walls and ceilings. Tiled flooring to finish. Upvc double glazed window to front. Radiator.

## CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin. Smooth walls and ceilings. Tiled flooring. Radiator.

## KITCHEN/ BREAKFAST ROOM

12' 11" x 12' 9" (3.96m x 3.90m)  
Fitted with a range of base and eye level units with worktops over. Built in double oven, gas hob with cooker hood over. Integral fridge/freezer, washing

machine and dishwasher. Inset 1.5 bowl stainless steel sink unit plus drainer. Combi boiler wall mounted with cupboard surround. Space for dining table and chairs. Single storage cupboard provides under stairs storage. Smooth walls and ceilings. Tiled flooring. Upvc double glazed window to rear and door leading to rear garden.

## FIRST FLOOR

### STAIRS & LANDING

Doors leading to lounge and bedroom one. Storage cupboard provide storage. Smooth walls and ceilings. Carpeted flooring. Carpeted staircase leading to second floor.

### LOUNGE

12' 11" x 9' 2" (3.96m x 2.80m)  
Upvc double glazed window to front. Smooth walls and ceilings. Radiator. Carpeted flooring.

### BEDROOM ONE

12' 9" max x 9' 5" (3.91m x 2.88m)  
Smooth walls and ceilings. Carpeted flooring. Upvc double glazed window to rear x2. Door leading to en suite shower room.

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## ENSUITE

Fitted with a modern three piece suite comprising walk in single shower, WC and wash hand basin. Smooth walls with tiled splash back, spot lighting and tiled flooring to finish.

## 2ND FLOOR LANDING

Smooth walls and ceilings. Carpeted flooring. Doors leading to bedrooms two and three and the family bathroom.

## BEDROOM TWO

13' 0" x 9' 8" max (3.97m x 2.97m)  
Smooth walls and ceilings. Carpeted flooring. Upvc double glazed window to rear x2. Radiator.

## BEDROOM THREE

13' 0" x 10' 1" (3.97m x 3.08m)  
Smooth walls and ceilings. Carpeted flooring. Upvc double glazed window to front. Radiator.

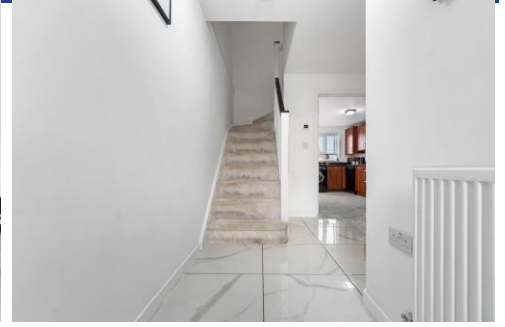
## BATHROOM

Three piece suite comprising bath with electric shower over, WC and wash hand basin. Tiled splash back with smooth walls and ceilings. Tiled flooring.

## OUTSIDE

Driveway to side with parking for 2 cars. Gate to rear. Rear garden enclosed with fencing and laid with decking.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>94</b>
(81-91)	<b>B</b>	<b>84</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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