

31 Clos Thomas,

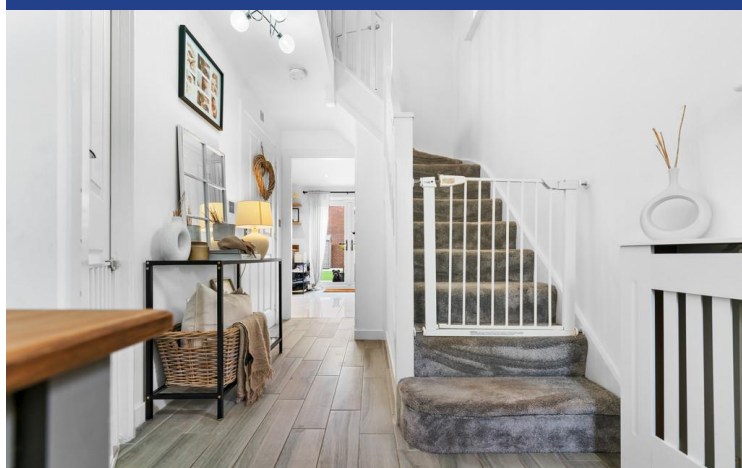
Old St. Mellons, Cardiff, CF3 6YR



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£355,000



Detached House

3

2

3

1

Property Description

Situated in a quiet cul de sac this three-bedroom detached family home is immaculately presented throughout and a real must see. The home has a number of additional upgrades throughout, and the accommodation briefly comprises; entrance hall, lounge, cloakroom, kitchen/dining room and utility room all to the ground floor. To the first floor you will find three bedrooms and the family bathroom. The master bedroom further benefits from an en suite shower room.

Outside to the rear of the property you will find a landscaped garden offering a combination of paving and artificial grass with a brick wall surround. To the back of the garden, you will find a built in gas firepit with built in seating along with mood lighting ideal for those summer evenings when entertaining. Driveway parking can also be found to the rear, ideal for two cars.

Tenure Freehold

Council Tax Band E

Floor Area Approx 968 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. Smooth walls and ceiling with a central light pendant and finished with tiled flooring. Carpeted staircase leading to first floor. Door leading to lounge, cloakroom, under stairs storage and kitchen/dining room. Upvc double glazed window to side.

LOUNGE

12' 11" x 12' 2" (3.94m x 3.72m)
Smooth walls and ceiling with a central light pendant and finished with tiled flooring. Upvc double glazed window to front.

CLOAKROOM

Fitted with a modern two piece suite comprising WC and wash hand basin. Half tiled walls, smooth ceiling with spot lighting and finished with tiled flooring.

KITCHEN/DINING ROOM

18' 1" x 9' 4" (5.52m x 2.86m)
Fitted with a modern range of high gloss white base and eye level units with worktops over. Inset 1.5 bowl stainless steel sink unit plus drainer. Built in oven, electric hob and cooker hood over. Integral fridge/freezer and dishwasher. Smooth walls and ceiling with spot lighting and tiled flooring. Space for dining table and chairs. Upvc double glazed french doors leading to rear garden and Upvc double glazed window to rear. Door leading to utility room.

UTILITY ROOM

5' 9" x 5' 5" (1.77m x 1.66m)
Fitted with a range of base and eye level units with worktops over. Space for washer/dryer. Wall mounted combi boiler enclosed by kitchen unit. Composite door leading to side. Smooth walls and ceiling with spot lighting and finished with tiled flooring.

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LANDING

Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed obscure window to side. Doors leading to all first floor rooms. Single storage cupboard with hanging space. Loft hatch provide access to loft storage.

BEDROOM ONE

12' 11" x 10' 8" (3.94m x 3.27m)

Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Fitted wall lights to either side of the bed frame. Door leading to en suite shower room. Upvc double glazed window to front.

ENSUITE

Fitted with a modern three-piece suite complete with walk in single shower enclosure, WC and wash hand basin. Tiled walls and flooring with smooth ceiling and spot lighting. Upvc double glazed obscure window to front.

BEDROOM TWO

9' 6" x 9' 8" (2.90m x 2.95m)

Smooth walls and ceilings with a central light pendant finished with carpeted flooring. Upvc double glazed window to rear.

BEDROOM THREE

8' 2" x 9' 6" (2.49m x 2.90m)

Smooth walls and ceilings with a central light pendant finished with carpeted flooring Upvc double glazed window to rear.

BATHROOM

Fitted with a modern three piece suite comprising bath with shower over and glass shower screen, WC and wash hand basin. Tiled walls and flooring with spot ceilings finished with spot lighting. Upvc double glazed obscure window to side.

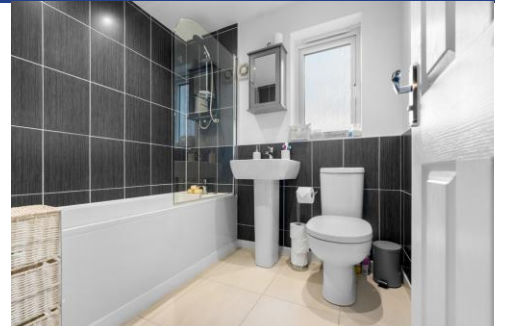
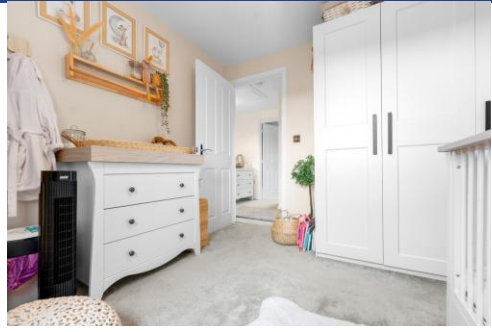
OUTSIDE REAR

An enclosed landscaped rear garden comprising of two porcelain tiled areas, gas firepit and built in seating area with the remainder laid with artificial grass. Raise planters ideal for plants and shrubbery, with mains powered lighting controlled from within the home ideal for those summer evenings. Half fence surround with half brick built wall providing heaps of privacy. Side access leading to the front of the property.

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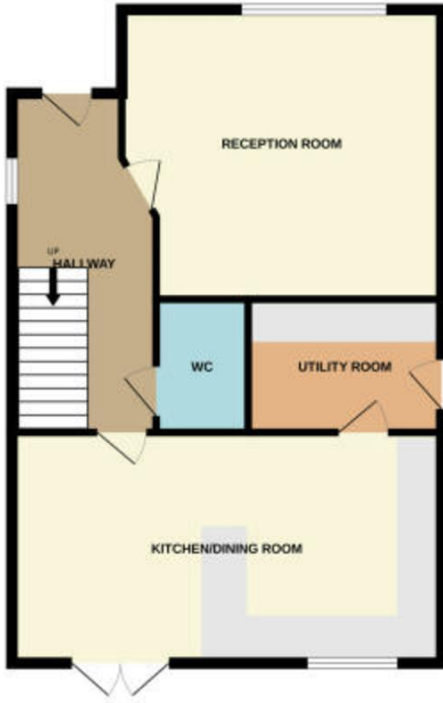


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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 illustration 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.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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