

43 Spencer David Way,

St. Mellons, Cardiff, CF3 0QB



Estate Agents and
Chartered Surveyors

Guide Price

£300,000 - £320,000



Detached House



Property Description

A beautiful detached three bedroom family home in St. Mellons, Cardiff. The property sits itself within a quiet residential area within close proximity to schools and public transport links. Fully upgraded with modern fixtures and fittings, top of the range kitchen plus a detached garage and private rear garden.

Internally the property accommodation comprises; entrance hall, cloakroom, lounge, kitchen/ dining room and utility room all to the ground floor. To the first floor you will find three bedrooms and a family bathroom. The master bedroom further benefits from an en suite shower room.

Outside the property offers off road parking via a tandem driveway leading to a detached garage. Side gate provides access into the landscaped rear garden offering a paved patio area ideal for outside dining with the remainder laid to lawn and fence surround. Free standing garden shed also provide the perfect external storage space for garden items.

Tenure Freehold

Council Tax Band E

Floor Area Approx 861 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The area of St. Mellons is conveniently located just a short drive from the A48 offering easy access in and around Cardiff. St Mellons itself offers a wealth of local shops, take aways and retailers with a real community atmosphere. With the up and coming train station to be added as an addition, St Mellons truly is a great area to call home.

HALL

Enter into hall via Upvc double glazed front door. Smooth walls and ceiling with a central light pendant, finished with luxury vinyl tile flooring. Doors leading to lounge, kitchen/dining room and downstairs cloakroom. Carpeted staircase leading to first floor.

LOUNGE

12' 10" x 12' 10" (3.92 max m x 3.92 into bay m)
Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed bay window to front.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin. Tiled walls with smooth ceiling, a central light pendant and vinyl flooring. Upvc double glazed obscure window to side.

KITCHEN/ DINING ROOM

17' 10" x 10' 7" (5.44m x 3.24 m)
Fitted with a range of base and eye level units with worktops over. Built in double oven, gas hob and cooker hood over. Inset stainless steel sink unit plus drainer. Built in breakfast bar with seating for two. Integral dishwasher, built in bin storage and fitted wine rack. Space for dining table and chairs. Opening to utility room. Smooth walls and ceiling with a spot lights and two central pendants over the breakfast bar, finished with luxury vinyl tiled flooring. Upvc double glazed French doors leading to rear garden and upvc double glazed window to rear.

UTILITY ROOM

6' 3" x 5' 2" (1.92m x 1.58m)
Fitted with a range of base and eye level units with worktops over. Integral fridge/freezer and washing machine. Smooth walls and ceiling with spot lighting and finished with luxury vinyl tiled flooring. Upvc double glazed door to side.

LANDING

Smooth walls and ceiling with spot lighting and finished with carpeted flooring. Doors leading to all first floor rooms. Airing cupboard housing combi boiler and fitted shelving for storage. Loft hatch with pull down ladder provides access to loft space.

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MASTER BEDROOM

11' 1" x 12' 11" (3.38m x 3.96 max m)

Smooth walls and ceiling with spot lighting and finished with carpeted flooring. Upvc double glazed window to front. Door to en suite shower room.

EN SUITE

Fitted with a modern three piece suite comprising corner shower with sliding glass doors, WC and wash hand basin. Tiled walls and flooring with smooth ceiling and finished with spot lighting. Upvc double glazed obscure window to front.

BEDROOM TWO

7' 10" x 9' 7" (2.39m x 2.94m)

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

BEDROOM THREE

7' 9" x 7' 11" (2.38m x 2.42m)

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

BATHROOM

Fitted with a traditional three piece suite comprising bath, WC and wash hand basin. Tiled flooring and part tiled wall with smooth ceiling and finished with spot lighting. Upvc double glazed obscure window to side.

OUTSIDE

Front - Front garden laid with stone chippings and a range of potted plants with paving leading to the front door. Tandem tarmac driveway for two cars leading to the detached garage

Rear - An enclosed level garden comprising of a patio area ideal for outside dining and entertaining with the remainder laid to lawn and fence surround.

GARAGE

16' 3" x 8' 0" (4.97m x 2.45m)

Fitted with a standard up and over garage door and fully powered with lighting and plug sockets.

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Birchgrove 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South
Glamorgan, CF14 4QG



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