



## 3 Allen Close

Old St. Mellons, Cardiff, CF3 5DH

Offers Over £500,000

HARRIS & BIRT





Harris & Birt are pleased to offer to market this unique four bedroom property situated in the highly desirable of St. Mellons. The property briefly comprises, entrance hall, living room, dining room, large kitchen, with utility area, downstairs WC. to the ground floor. The first floor has four bedrooms including a master bedroom with en suite. The property is set back from the road via brick paver driveway which has side access to a well maintained rear garden which is mainly laid to lawn with mature garden. The property has excellent potential to extend and develop subject to necessary planning permissions. Council Tax Band F. EPC rating D.

Located approximately 5 miles north east of the city centre in one of the most desirable and affluent areas of the city. It benefits from excellent access by car to a wide range of local amenities in Pontprenau and to the M4 Motorway at Junction 30 (Cardiff Gate). Waitrose is just 1 mile away. A short walk to regular bus services to the centre of Cardiff. St. Mellons Golf Club and Cefn Mably Farm Park are also located nearby.



## Accommodation

### Ground Floor

#### Entrance Hall 12'0" x 10'9" (3.66m x 3.28m)

The property is entered by UPVC front door with two opaque vision panels into open entrance hall. Skimmed walls and textured ceilings. Pendant ceiling lights. Wood style block flooring. Doorways into all ground floor rooms. Staircase leads up to first floor landing.

#### Study/Snug 6'4" x 7'7" (1.93m x 2.31m)

A good sized study/snug with UPVC double glazed windows to front elevation. Skimmed walls and textured ceilings. Pendant ceiling lights. Carpet flooring. Radiator.

#### Living Room 16'10" x 13'8" (5.13m x 4.17m)

Living room has UPVC double glazed bay windows to front elevation, skimmed walls and textured ceilings, two radiators, carpet flooring and pendant ceiling light, gas fire with stone surround and marble hearth, fitted shelving unit and desk, double doors open through to dining room.

#### Dining Room 9'4" x 11'5" (2.84m x 3.48m)

The dining room has UPVC double glazed sliding patio doors onto rear patio area. Skimmed walls and textured ceilings. Pendant ceiling light. Wood style block flooring radiator doorway in kitchen.

#### Kitchen 14'5" x 14'1" (4.39m x 4.29m)

A good sized spacious kitchen with UPVC double glazed patio doors to rear garden. Sigma fitted kitchen with a range of wall and base units in a cream set and under and over a black mottled granite work surface. Features include; five ring Neff hob with extractor fan over, 1.5 stainless steel bowl sink and drainer with mixer tap, eyeline Neff double oven with grill, integrated fridge and freezer behind matching dark wood panels. A breakfast peninsula overhanging leaving space for three seats. UPVC double glazed windows allowing plenty of natural light. Tiled floor, part tiled splash backs. Radiator.

Alcove to:

Utility area (4'10" x 8'6") with further range of wall and base units with matching black mottled effect work surface integrated wine rack. Space for washing machine and tumble dryer. Single bowl sink and drainer. UPVC window to rear elevation. UPVC patio door with opaque vision panel. Skimmed walls and ceiling and LED spot lighting.

#### WC 6'4" x 3'0" (1.93m x 0.91m)

Two piece suite in white comprising low level WC, wall hung wash hand basin with tiled splash backs. Skimmed walls and textured ceiling. Pendant ceiling light. Radiator. UPVC double glazed window to side elevation. Continuation of wood block floor from entrance hall.

### First Floor

#### Landing 19'7" x 6'3" (5.97m x 1.91m)

Good sized landing. carpet flooring. Staircase from front entrance hall. Doors leading to all first floor rooms. Skimmed walls and textured ceiling. Access to loft by hatch. Rose pendant lights. Radiator.

#### Master Bedroom 12'7" x 11'1" (3.84m x 3.38m)

Good sized master bedroom. UPVC double glazing window to front elevation. Skimmed walls and textured ceiling. Range of fitted storage, including double fronted fitted wardrobes and dressing table. Carpet flooring. Radiator. Pendant ceiling light. Doorway through to;

#### En Suite Bathroom 7'2" x 10'11" (2.18m x 3.33m)

Spacious en suite bathroom with free-standing Victoria & Albert bath with hot and cold mixer taps and separate shower fitment. Wall hung wash-hand basin, low level hidden cistern WC., walk in shower unit with Dolphin electric shower. Part tiled walls, further skimmed walls and ceiling with pendant lighting. Extractor fan. Stainless steel heated towel rail. UPVC double glazed opaque window to front elevation.

#### Bedroom Two 9'4" x 14'6" (2.84m x 4.42m)

A good sized double bedroom with UPVC double glazed window to front elevation. Skimmed walls and textured ceiling. Radiator. Range of fitted wardrobes and cupboards allowing plenty of storage space. Carpet flooring and pendant ceiling light.

#### Bedroom Three 12'3" x 8'7" (3.73m x 2.62m)

Another good sized double bedroom with UPVC double glazed window overlooking the rear garden. Skimmed walls and textured ceiling. Radiator. Carpet flooring and pendant ceiling light.

#### Bedroom Four 9'9" x 8'7" (2.97m x 2.62m)

A good sized room with UPVC double glazed window overlooking the rear garden. Range of high level shelving. Wood effect block flooring. Radiator and pendant lighting.

#### Bathroom 6'6" x 8'7" (1.98m x 2.62m)

Spacious family bathroom with paneled bath. hot and cold mixer tap, space for electric shower, low level WC, pedestal wash hand basin. Chrome heated towel rail, shaver plug. UPVC double glazed opaque window overlooking the rear garden. Tiled floor part tiled walls further skimmed walls, pendant ceiling light and extractor fan.

### Outside

Set back from road by a grass area and shrubbery, stone pathway leading to front door to covered open porch with outdoor light, double driveway and access to rear garden via pedestrian gate. Project EV charging facility for electric car.

### Rear Garden

Area of stoned patio area with access via double doors from kitchen and dining room a lovely area for Al Fresco dining, steps leading up to grassed area, mature borders, but mainly laid to lawn. Behind double garage there is a vegetable patch and green house.

#### Double Garage 18'3" x 19'4" (5.56m x 5.89m)

Access via up and over door garage door with power and ample spaces for two vehicles and storage.

### Services

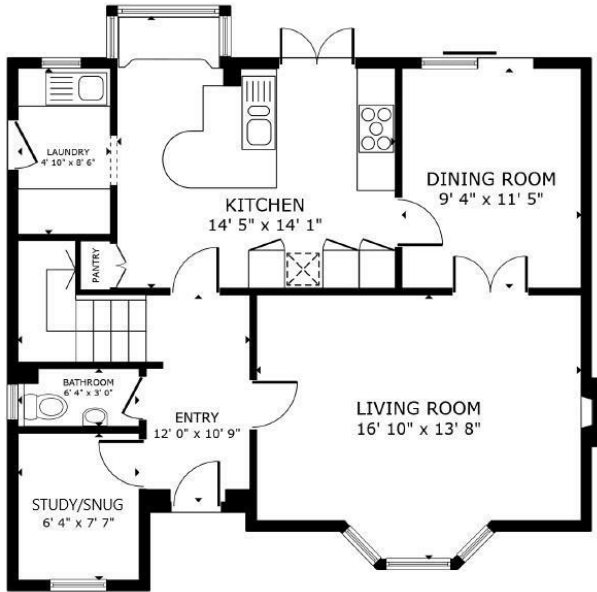
Mains electricity, gas, water and drainage.











GROSS INTERNAL AREA  
 FLOOR 1 722 sq.ft. FLOOR 2 718 sq.ft.  
 TOTAL : 1,440 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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	<b>83</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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