

Swanage Close, St. Mellons Cardiff CF3 0LS

welcome to

Swanage Close, St. Mellons Cardiff

A lovely family home situated in this cul de sac location with a larger than average garden which must be viewed to be truly appreciated! Offering spacious accommodation, garage and off road parking, this is a property that wont be on the market for long!

Ground Floor

Entrance

Via a double glazed front door into:

Hallway

Stairs rising to first floor, radiator, understairs storage cupboard and access to:

Downstairs Wc

Fitted with a two piece suite comprising low level WC, wash hand basin, radiator and double glazed window to front aspect.

Lounge

22' Max x 11' 1" Max (6.71m Max x 3.38m Max)
Double glazed bay window to front aspect, laminate flooring, radiator, electric fire and double glazed double doors to rear aspect.

Kitchen/ Diner

18' 7" x 7' 11" (5.66m x 2.41m)
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, spaces for washing machine and fridge/freezer, radiator, wall mounted combi boiler, vinyl flooring and double glazed windows to front and rear aspect, doors giving access to both front and rear gardens.

First Floor

Landing

Double glazed window to rear aspect, loft hatch with ladder and doors providing access to:

Bedroom One

11' 5" Max x 10' 6" Max (3.48m Max x 3.20m Max)
Double glazed window to front aspect and radiator.

Bedroom Two

11' 4" Max x 7' 10" Max (3.45m Max x 2.39m Max)
Double glazed window to rear aspect, laminate flooring and radiator.

Bedroom Three

8' 10" x 8' 2" (2.69m x 2.49m)
Double glazed window to rear aspect, laminate flooring and radiator.

Bedroom Four

9' 7" x 8' 2" (2.92m x 2.49m)
Double glazed window to side aspect, laminate flooring and radiator.

Bathroom

Fitted with a three piece suite comprising bath with shower over, low level WC, wash hand basin, radiator, extractor fan, vinyl flooring and double glazed window to front aspect.

Outside

Front Garden

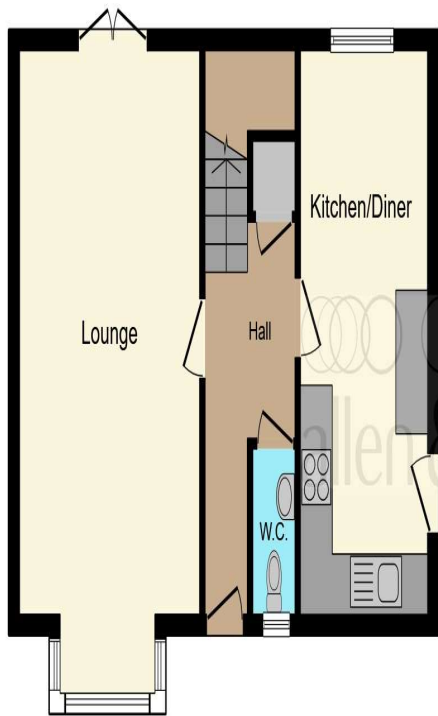
Area laid to lawn with driveway providing off street parking. Timber gate to the side providing access to the rear garden.

Rear Garden

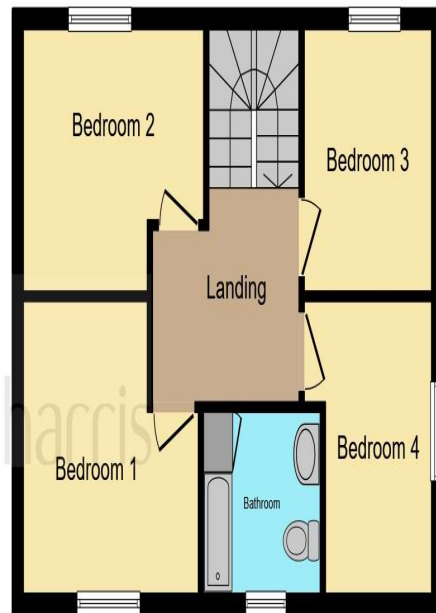
Enclosed with paved patio area, areas laid to lawn, decked area, sunken BBQ area and gated side access.

Garage

With up and over door.

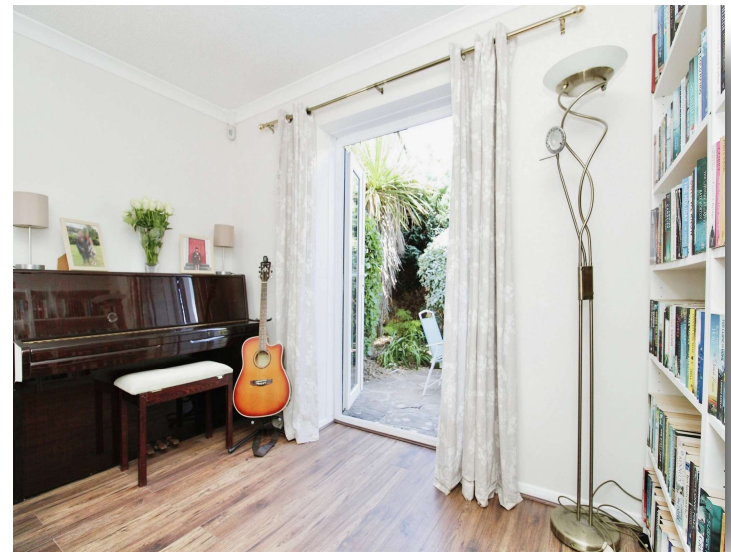


Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to
Swanage Close,
St. Mellons Cardiff

- Detached Family Home
- Four Bedrooms
- Lounge
- Fitted Kitchen/ Diner
- Family Bathroom

Tenure: Freehold EPC Rating: C

offers in the region of

£325,000

directions to this property:

Coming from Cardiff on the A48 head onto Cypress Drive and bear right onto Willowdene Way. At the bottom turn left onto Willowbrook Drive and first left onto Brython Drive. Continue along and take the third right onto Swanage Close.



view this property online allenandharris.co.uk/Property/ROA112308



Property Ref:
ROA112308 - 0006

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