



**Clos Thomas, Old St. Mellons Cardiff CF3 6YR**

**welcome to**

## **Clos Thomas, Old St. Mellons Cardiff**

We are delighted to offer this beautiful three bedroom family home which must be viewed to be appreciated! Set on this popular development, the property offers excellent transport links to the A48 and M4 access corridor along with walking distance to Cardiff Gate Retail Park.

### **Ground Floor**

#### **Entrance**

Via front door with obscured glazed panels giving access into:

#### **Hallway**

Stairs giving access to the first floor, door through to lounge and door to:

#### **Cloakroom/Wc**

Obscured double glazed window to the front aspect, 2 Piece suite comprising low level wc, wash hand basin with tiled splash backs, radiator.

#### **Lounge**

14' 4" max x 12' 1" max ( 4.37m max x 3.68m max )  
Double glazed window to the front aspect, radiator, wood laminate flooring, under stairs storage.

#### **Kitchen/Dining Area**

15' 3" x 8' 11" ( 4.65m x 2.72m )  
Double glazed window to the rear aspect and double glazed French doors giving access to the rear garden, Fitted wall and base units with co-ordinating work surfaces over incorporating sink unit and drainer with mixer tap over, plumbing for washing machine, integrated gas hob with cooker hood over and integrated electric oven, wall mounted combination boiler, space for fridge freezer, tiled splash backs, tiled flooring, space for dining table and chairs.

### **First Floor**

#### **Landing**

Loft access, Carpeted stairs and landing, built in airing cupboard.

#### **Bedroom One**

9' 6" max x 11' 11" max ( 2.90m max x 3.63m max )  
Double glazed window to the front aspect, radiator, carpet, decorative oak wall panelling, roller blinds, built in over stairs storage cupboard, power points.

#### **En-Suite**

Obscured double glazed window to the front aspect, 3 Piece suite comprising shower cubicle, wash hand basin and low level wc, extractor fan, partly tiled walls, radiator.

#### **Bedroom Two**

9' 2" x 7' 7" ( 2.79m x 2.31m )  
Double glazed window to rear aspect, radiator, carpeted, roller blinds, power points.

#### **Bedroom Three**

7' 7" x 5' 11" ( 2.31m x 1.80m )  
Double glazed window to rear aspect, radiator, wood laminate flooring, power points.

#### **Bathroom**

3 Piece suite comprising panelled bath with shower over, wash hand basin and low level wc, radiator, part tiled walls, extractor fan.

### **Outside**

#### **Front**

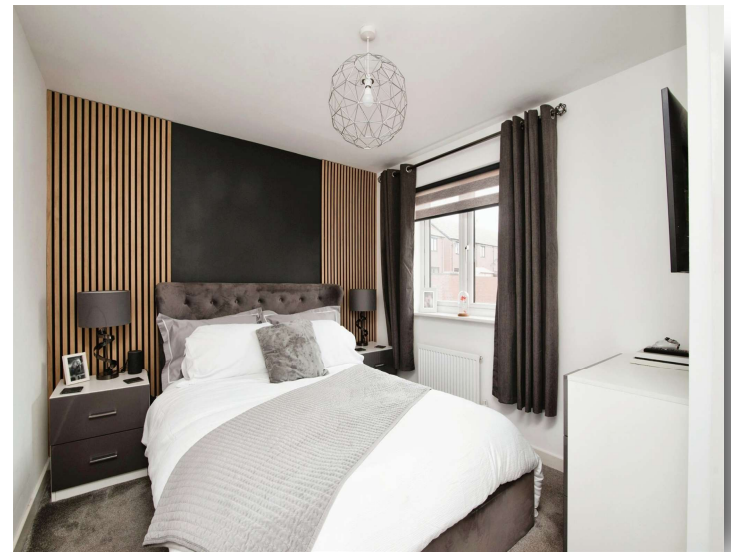
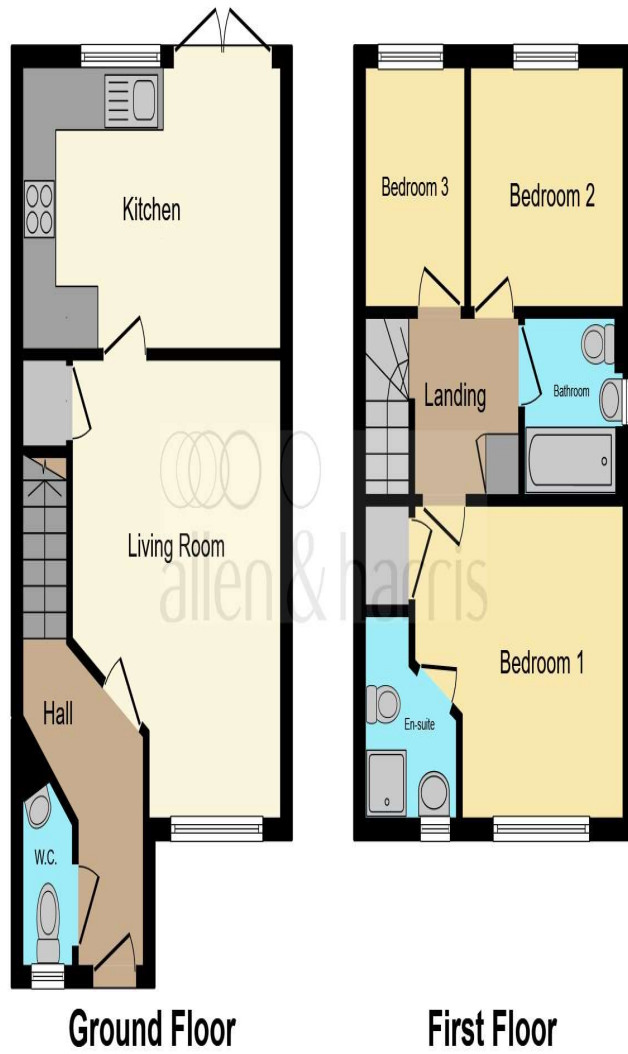
Open frontage with slate borders, driveway providing off road parking.

#### **Rear Garden**

Enclosed by fencing, decking area which then leads to the lawn, planted bed to the rear, gated access from driveway.

#### **Management Charges**

The vendors have advised that there is a charge of approx £180 per year, payable to Remus.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**  
**Clos Thomas,**  
**Old St. Mellons Cardiff**

- Council Tax Band - D
- Modern Semi Detached Home
- Three Bedrooms
- Master Bedroom with En-Suite Shower Room
- Cloakroom/wc
- Off Road Parking
- Ideal Family Home or First Time Buy

Tenure: Freehold EPC Rating: B

**£290,000**



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Property Ref:  
ROA113022 - 0006

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