



Willowbrook Gardens, St. Mellons Cardiff CF3 0BF

welcome to

Willowbrook Gardens, St. Mellons Cardiff

A TWO BEDROOM SEMI DETACHED home, set in the popular location of ST MELLONS within walking distance of local amenities and easy access to local schools and bus routes. Cardiff City centre is easily accessible and the A48/M4 access corridor is just a short drive away. Viewing highly recommended!

Ground Floor

Entrance

Via a double glazed composite front door into:

Hall

Tiled flooring and access to:

Downstairs Wc

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

Kitchen Area

10' x 6' 2" (3.05m x 1.88m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, cooker hood, integrated dishwasher, spaces for washing machine and fridge/freezer, tiled splashback, tiled flooring, cupboard housing boiler and double glazed window to front aspect.

Lounge Area/ Dining Area

17' 3" Max x 12' 8" Max (5.26m Max x 3.86m Max)

Stairs rising to first floor, two radiators and double glazed French doors providing access to rear garden.

First Floor

Landing

Doors providing access to:

Bedroom One

10' 7" Max x 9' 2" plus door recess (3.23m Max x 2.79m plus door recess)

Double glazed window to rear aspect, radiator, carpeted floor, single light fitting, loft hatch, built in wardrobes and built in cupboard housing water tank.

En-Suite

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin, vinyl flooring, radiator, extractor fan and double glazed window to side aspect.

Bedroom Two

12' 8" x 8' 5" (3.86m x 2.57m)

Double glazed window to front aspect, radiator, carpeted floor and single light fitting.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, vinyl flooring, partially tiled walls, extractor fan, radiator and double glazed window to side aspect.

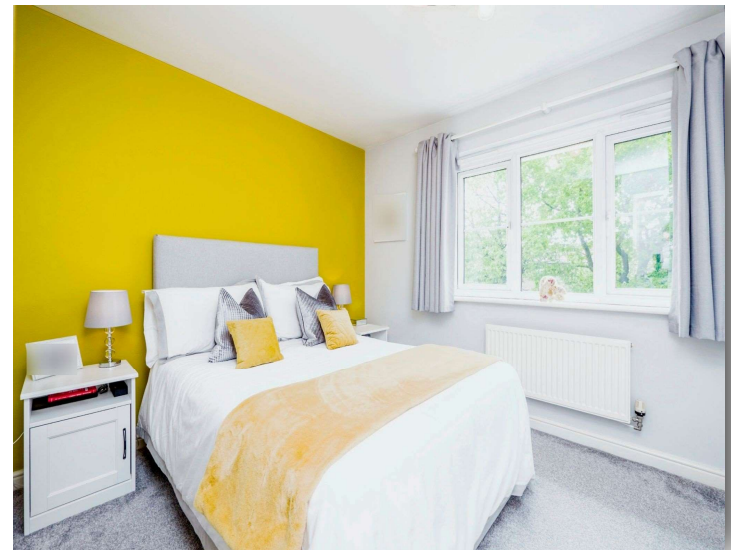
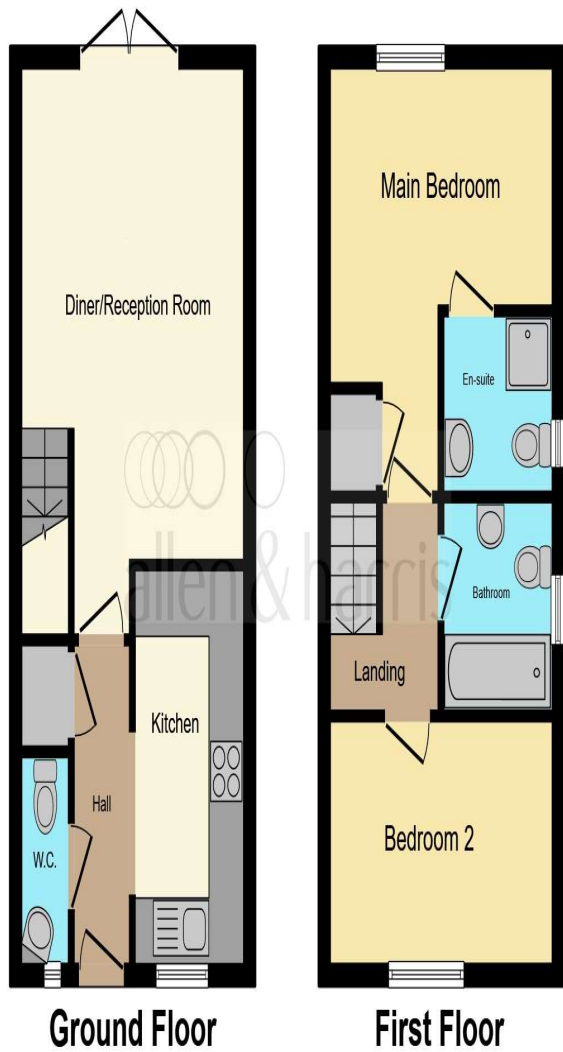
Outside

Front Garden

Areas laid to lawn, path leading to front entrance and driveway providing off street parking for approx two cars.

Rear Garden

Enclosed with fenced boundaries, patio area, area laid to lawn and gated side access.



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

welcome to
Willowbrook Gardens,
St. Mellons Cardiff

- Council Tax Band - D
- Semi Detached Home
- Two Bedrooms
- Master Bedroom with En-Suite
- Fitted Kitchen Area and Downstairs WC
- Lounge Area/Dining Area
- Front and Rear Gardens

Tenure: Freehold EPC Rating: D
offers in excess of

£220,000



Awaiting Photograph

view this property online allenandharris.co.uk/Property/ROA113069



Property Ref:
ROA113069 - 0003

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