



**Heol Williams, Old St. Mellons Cardiff CF3 6AQ**

**welcome to**

## **Heol Williams, Old St. Mellons Cardiff**

A FOUR BEDROOM DETACHED home positioned in the popular location of OLD ST MELLONS, within close proximity to supermarkets, many local shops/amenities and primary schools and a short drive to Cardiff Gate and A48/M4 access. Internal Viewing's Highly Recommended!

### **Ground Floor**

#### **Entrance**

Via a composite front door into:

#### **Hallway**

Stairs rising to first floor, tiled flooring, radiator and access to:

#### **Lounge**

15' 10" Max x 10' 11" ( 4.83m Max x 3.33m )

Double glazed window to front aspect, radiator and double doors providing access to:

#### **Kitchen/ Diner**

18' 5" x 10' 4" ( 5.61m x 3.15m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated hob and oven, cooker hood, integrated dishwasher, space for undercounter fridge, tiled flooring, double glazed window to rear aspect, double glazed French doors providing access to rear garden and access to:

#### **Utility Room**

7' 1" x 5' 4" ( 2.16m x 1.63m )

Double glazed composite door to side aspect, tiled flooring, spaces for washer, built in cupboard housing combi boiler and access to:

#### **Downstairs Wc**

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

### **First Floor**

#### **Landing**

Loft hatch with ladder, built in airing cupboard and doors providing access to:

#### **Bedroom One**

14' 4" Max x 13' 2" Max ( 4.37m Max x 4.01m Max )

Double glazed window to front aspect, radiator and built in storage overstairs.

#### **En-Suite**

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

#### **Bedroom Two**

12' 3" x 9' 4" ( 3.73m x 2.84m )

Double glazed window to front aspect and radiator.

#### **Bedroom Three**

9' 8" x 9' 3" ( 2.95m x 2.82m )

Double glazed window to rear aspect and radiator.

#### **Bedroom Four**

9' 7" x 7' 4" ( 2.92m x 2.24m )

Double glazed window to rear aspect, radiator and laminate flooring.

#### **Bathroom**

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

### **Outside**

#### **Front**

Area laid to lawn with driveway providing off street parking.

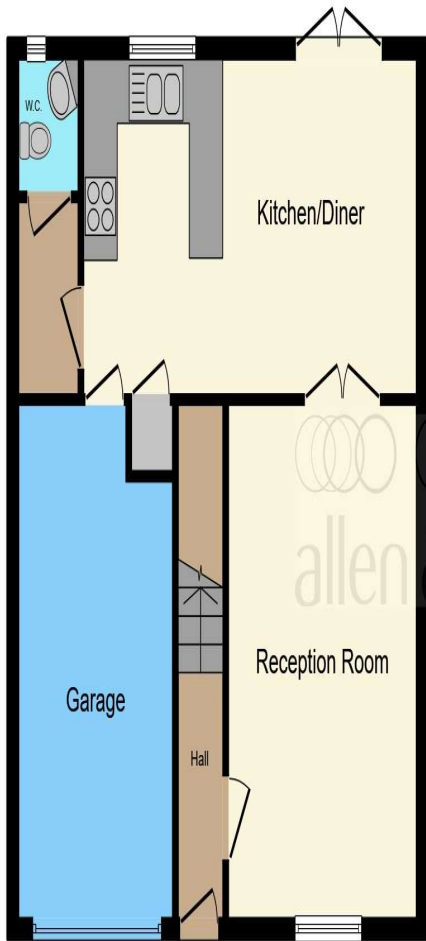
#### **Rear Garden**

Enclosed, laid to lawn, patio area, planted beds and gated side access.

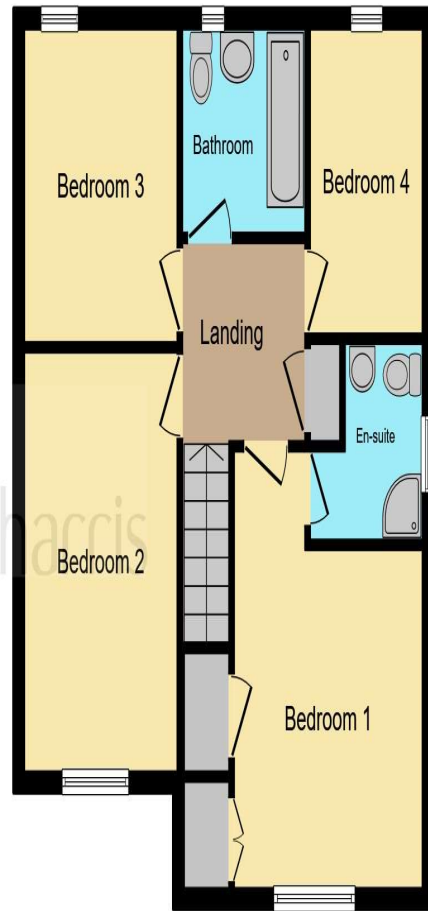
#### **Integrated Garage**

16' 1" x 9' ( 4.90m x 2.74m )

With up and over door and electricity.



**Ground Floor**



**First Floor**

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**  
**Heol Williams,**  
**Old St. Mellons Cardiff**

- Detached Family Home
- Four Bedrooms
- Master Bedroom with En-Suite
- Lounge and Downstairs WC
- Fitted Kitchen/Diner and Utility Room
- Family Bathroom
- Front and Rear Gardens

Tenure: Freehold EPC Rating: B

offers in excess of

**£400,000**



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Property Ref:  
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