



**Hastings Crescent, Old St. Mellons Cardiff CF3 5DF**

**welcome to**

## **Hastings Crescent, Old St. Mellons Cardiff**

A very well presented FOUR BEDROOM detached family home set in the extremely sought after William Nicholls development in OLD ST MELLONS within walking distance of the prestigious St Johns College. Cardiff City centre is easily accessible and the A48/M4 access corridor is just a short drive away.

### **Ground Floor**

#### **Entrance**

Via a double glazed front door into:

#### **Hallway**

Double glazed window to front aspect, radiator and access to:

#### **Lounge Area**

13' 6" x 10' 11" ( 4.11m x 3.33m )

Double glazed window to front aspect, radiator, electric fire, stairs rising to first floor and understairs storage cupboard.

#### **Dining Area**

9' 2" x 7' 9" ( 2.79m x 2.36m )

Double doors providing access to garden and radiator.

#### **Garden Room**

11' 2" x 10' 9" ( 3.40m x 3.28m )

Double glazed construction and double glazed French doors providing access to rear garden.

#### **Tv Area**

16' 7" x 8' 2" ( 5.05m x 2.49m )

Double glazed window to front aspect and radiator.

#### **Kitchen**

11' 9" x 9' 2" ( 3.58m x 2.79m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven with cooker hood, space for dishwasher, radiator, Island bar with seating, tiled splashback and double glazed window to rear aspect.

#### **Utility Room**

16' 6" Max x 7' 2" Max ( 5.03m Max x 2.18m Max )

Fitted with a sink unit, space for washing machine and space for fridge freezer, vinyl flooring, wall mounted boiler, double glazed windows to front and rear aspect and wooden door providing access to rear.

#### **Downstairs Wc**

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

### **First Floor**

#### **Landing**

Built in airing cupboard housing tank and doors providing access to:

#### **Bedroom One**

12' 9" Max x 9' 8" Max ( 3.89m Max x 2.95m Max )

Double glazed window to rear aspect, radiator and access to:

#### **En-Suite**

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin inset to vanity unit, radiator and double glazed window to side aspect.

#### **Bedroom Two**

15' 9" x 7' 2" plus door recess ( 4.80m x 2.18m plus door recess )

Double glazed windows to front and rear aspect and radiator.

#### **Bedroom Three**

10' 9" Max x 10' 4" Max ( 3.28m Max x 3.15m Max )

Double glazed window to front aspect and radiator.

#### **Bedroom Four**

9' 3" Max x 7' 5" ( 2.82m Max x 2.26m )

Double glazed window to front aspect and radiator.

#### **Bathroom**

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

### **Outside**

#### **Front**

Open plan area with double driveway, stone chippings with borders of shrubs, outside tap, side gate providing access to the rear garden.

#### **Rear Garden**

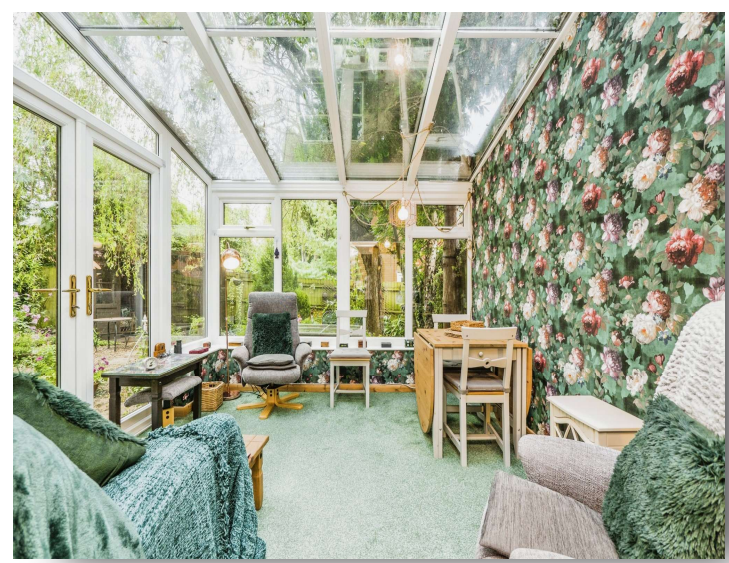
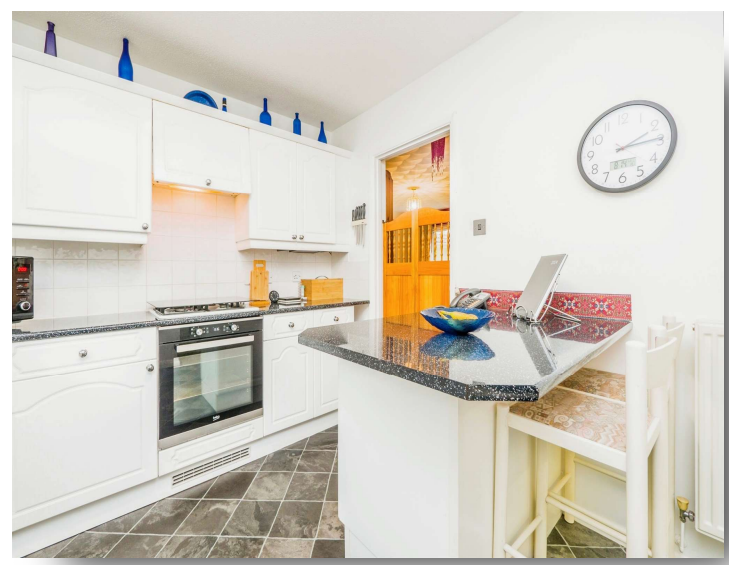
Enclosed garden with stone chippings, an array of shrubs and trees, outside tap, gated side access and timber summer house with electric.



**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**  
**Hastings Crescent,**  
**Old St. Mellons Cardiff**

- Detached Family Home
- Four Bedrooms
- Master Bedroom with En-Suite
- Lounge Area and Dining Area
- TV Room and Garden Room
- Fitted Kitchen and Utility Room
- Family Bathroom and Downstairs WC

Tenure: Freehold EPC Rating: C

**£450,000**



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