



Summerhill Close, St. Mellons Cardiff CF3 0LP

welcome to

Summerhill Close, St. Mellons Cardiff

Offered with no chain is this ideal first time buy situated in this lovely cul de sac location. The property benefits from off road parking with a garage! Internal viewing is recommended!

Ground Floor

Entrance

Via front door giving access into:

Lounge

16' 9" max x 11' 9" max (5.11m max x 3.58m max)
Double glazed window to the front aspect, stairs giving access to the first floor, Fireplace surround with fire inset, radiator, carpeted, power points, access through to kitchen.

Kitchen/Diner

9' 5" x 11' 8" (2.87m x 3.56m)
Double glazed window to the rear aspect, double glazed door to the rear garden, Fitted wall and base units with co-ordinating work surfaces incorporating work surfaces over, integrated gas hob with electric oven and extractor hood over, integrated washing machine, tiled splash backs, power points, space for table and chairs.

First Floor

Landing

Carpeted stairs and landing, loft access, doors to bedrooms and bathroom.

Bedroom One

9' 8" to wardrobes x 8' 2" (2.95m to wardrobes x 2.49m)
Double glazed window to the front aspect, radiator, carpeted, power points.

Bedroom Two

11' 9" x 9' 5" (3.58m x 2.87m)
Double glazed window to rear aspect, radiator, carpeted, power points.

Bathroom

3 Piece suite comprising panelled bath with shower over, wash hand basin inset into vanity unit and low level w.c, extractor fan, heated towel rail.

Outside

Front Garden

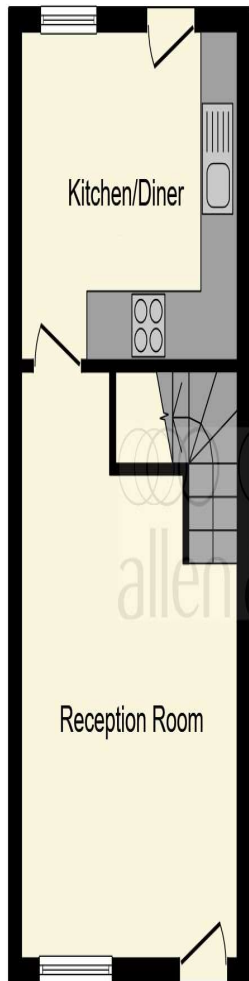
To the front is an open plan lawned area with pathway leading to the front door.

Rear Garden

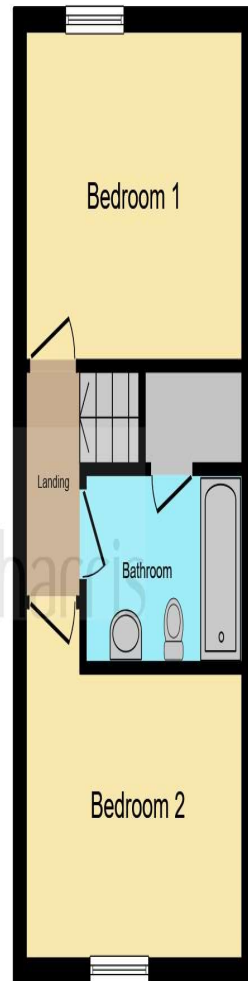
The rear garden is enclosed with gated rear lane access, lawn laid to rear.

Garage

There is off street parking in front of the garage. The garage is the middle garage in a block of 3.



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



welcome to
Summerhill Close,
St. Mellons Cardiff

- Mid Link Starter Home
- Two Bedrooms
- Garage and Off Road Parking
- Spacious Lounge
- Fitted Kitchen
- Enclosed Gardens
- No Chain!

Tenure: Freehold EPC Rating: C

offers in excess of

£180,000



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Property Ref:
ROA113160 - 0005

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