



**Blackbirds Way, St. Mellons Cardiff CF3 5RE**

**welcome to**

## **Blackbirds Way, St. Mellons Cardiff**

An extended THREE BEDROOM DETACHED family home situated within easy access to the A48/M4 access corridor. The property further benefits from enclosed rear garden, driveway providing off street parking and detached garage. Viewing is highly recommended!

### **Ground Floor**

#### **Entrance**

Double glazed door to side into:

#### **Hallway**

Stairs rising to first floor and access to:

#### **Lounge**

14' 10" Max x 12' 3" Max ( 4.52m Max x 3.73m Max )

Two double glazed windows to front aspect, laminate flooring and two radiators.

#### **Dining Area**

9' 7" x 9' 5" ( 2.92m x 2.87m )

Double glazed window to side aspect, laminate flooring, radiator and opening to:

#### **Kitchen Area**

13' 5" Max x 12' 1" Max ( 4.09m Max x 3.68m Max )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob, cooker hood, integrated electric oven and microwave, integrated dishwasher, space fridge/freezer, vinyl flooring, underfloor heating, tiled splashback and double glazed window to rear aspect, Double glazed French doors providing access to rear garden.

#### **Utility Room**

6' 3" x 4' 11" ( 1.91m x 1.50m )

Space for washing machine, tiled flooring, built in cupboard housing combi boiler and access to:

#### **Downstairs Wc**

Fitted with a two piece suite comprising WC, wash hand basin in vanity unit, heated towel rail and tiled flooring.

### **First Floor**

#### **Landing**

Carpeted stairs and landing. Loft hatch. Doors providing access to:

#### **Bedroom One**

14' 10" Max x 10' 5" Max ( 4.52m Max x 3.17m Max )

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

#### **En-Suite**

Fitted with a three piece suite comprising walk in shower, wash hand basin, WC, heated towel rail and double glazed window to front aspect.

#### **Bedroom Two**

11' 5" x 9' 10" ( 3.48m x 3.00m )

Double glazed window to side aspect, radiator and built in cupboard.

#### **Bedroom Three**

10' 11" Max x 9' 5" Max ( 3.33m Max x 2.87m Max )

Double glazed window to rear aspect and radiator.

#### **Bathroom**

Fitted with a three piece suite comprising bath with shower over, wash hand basin, WC, heated towel rail, spotlights, tiled walls and double glazed window to rear aspect.

### **Outside**

#### **Front**

Two driveways providing off street parking and one with access to:

#### **Detached Garage**

With manual roller door, electricity and pedestrian door access from garden.

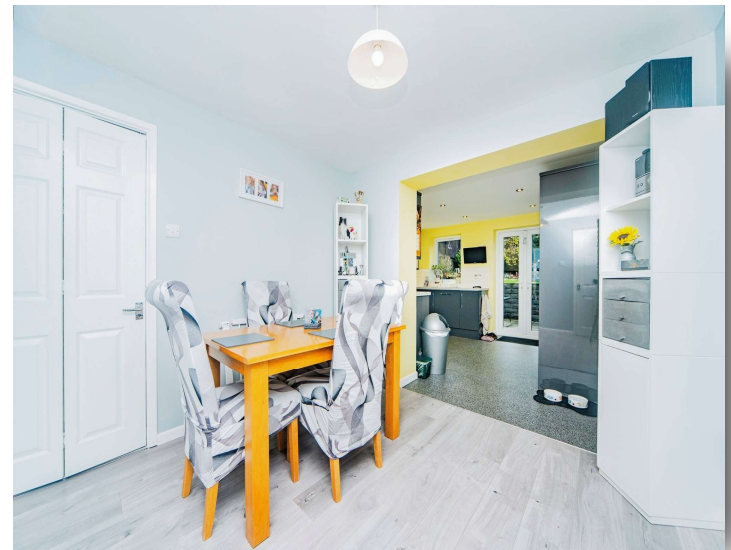
#### **Rear Garden**

Patio area, tiered lawn area and workshop.





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**  
**Blackbirds Way,**  
**St. Mellons Cardiff**

- Detached Family Home
- Three Bedrooms
- Master Bedroom with En-Suite
- Separate Lounge and Dining Area
- Fitted Kitchen and Utility Room
- Downstairs WC
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: C

offers in excess of  
**£300,000**



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Property Ref:  
ROA113557 - 0005

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