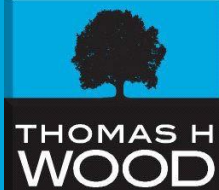




22 Melingriffith Drive

, Cardiff, CF14 2TS



Asking Price Of £425,000

4 Bedrooms



A superbly presented, four bedroom, detached family home directly on the ever popular Taff Trail, with delightful views of the River Taff behind. The current owners have extended the property to the rear and side, providing a very stylish, open plan kitchen/diner/living room, utility room and integral garage to the ground floor and master bedroom with en-suite shower room to the first floor. The property briefly comprises an entrance hall, study, downstairs WC, kitchen/diner/sitting room, utility room, landing, four bedroom, two of which have en-suite shower rooms and family bathroom. To the front is off road parking for one car and to the rear is an easily maintained garden with large timber workshop. Ideally located close to Whitchurch Village with its many shops, restaurants and amenities and within easy reach of the M4 and A470 motorways. Fully double glazed throughout with condensing Worcester boiler.

ENTRANCE HALL

Via open porch, double glazed uPVC front door. Painted walls, coving, textured ceiling, laminate flooring. Single radiator panel with room thermostat. Phone and alarm panel. Stairs to first floor.

STUDY

11'11" x 9'10" (3.63m x 3.01m) max. Painted walls, textured ceiling. Double glazed uPVC window to front. Single radiator panel. TV point.

KITCHEN/DINER/SITTING ROOM

29'10" x 18' (9.11m x 5.52m) max. Stylish, open plan room with painted walls, coving, painted ceiling, recessed lighting and ceramic floor tiles. Cast iron log burner set onto Welsh slate tiles. Double glazed sliding doors to rear. Two traditional style radiator panels. Double glazed uPVC French doors and window to rear, picture window to side. Gloss white Ikea kitchen with white work surface and tiled splash back. 1 ½ stainless steel sink and drainer with chrome mixer tap. Integral dishwasher and fridge. Kitchen island with space for two stools, five ring gas hob, extractor fan over.



UTILITY ROOM

10'5" x 4'1" (3.19m x 1.26m) max. Range of wall and floor units. 1 ½ stainless steel sink and drainer with chrome mixer tap. Space for washing machine, tumble dryer and freezer. Extractor fan. Painted walls and ceiling, vinyl flooring. Door to garage.

INTEGRAL GARAGE/STORE ROOM

12'2" x 10'10" (3.70m x 3.31m) max. Power and light. Double doors to front, double glazed uPVC door to front.

WC

White suite comprising basin with chrome taps, low level WC. Painted walls and ceiling. Double glazed uPVC window to garage.

LANDING

Painted walls, textured ceiling. Access to loft area. Airing cupboard containing Worcester condensing boiler and hot water cylinder.

MASTER BEDROOM

13'10" x 10'6" (4.24m x 3.20m) max. Painted walls and ceiling. Double glazed uPVC window to rear. Single radiator panel

ENSUITE SHOWER ROOM

10'6" x 3'11" (3.22m x 1.20m) max. White suite comprising basin with chrome mixer tap set into vanity unit, low level WC, large shower cubicle with chrome mixer shower and raindrop shower. Tiled walls, painted walls and ceiling, tiled floor. Extractor fan. Chrome heated towel rail. Double glazed uPVC window to front.

BEDROOM 2

13'2" x 11'11" (4.02m x 3.63m) max. Painted walls and ceiling. Double glazed uPVC window to front. Phone point. Single radiator panel with TRV.

ENSUITE SHOWER ROOM

7'8" x 5'1" (2.32m x 1.57m) max. White suite comprising basin with chrome mixer tap set into vanity unit, low level WC, large shower cubicle with chrome mixer shower. Tiled walls, painted walls and ceiling, vinyl floor. Extractor fan. White heated towel rail. Double glazed uPVC window to side.

BEDROOM 3

11'11" x 11'10" (3.62m x 3.60m) max. Painted walls, textured ceiling. Double glazed uPVC window to rear. Single radiator panel.

BEDROOM 4

8'10" x 8'2" (2.70m x 2.49m) max. Painted walls, textured ceiling, vinyl flooring. Double glazed uPVC window to rear. Single radiator panel.

BATHROOM

6'6" x 6'6" (1.98m x 1.98m) max. White suite comprising basin with chrome mixer tap set into vanity unit, low level WC, bath with large shower area, chrome mixer tap and mixer shower over. Painted walls, tiled walls, textured ceiling, laminate flooring. Single radiator panel with TRV. Double glazed uPVC window to front.

OUTSIDE

FRONT

Stone chippings. Off road parking for one car. External light and tap. Access to rear via timber gate.

REAR

Paved patio area, stone chippings. Timber work shed with power and light. Log stores. External tap.

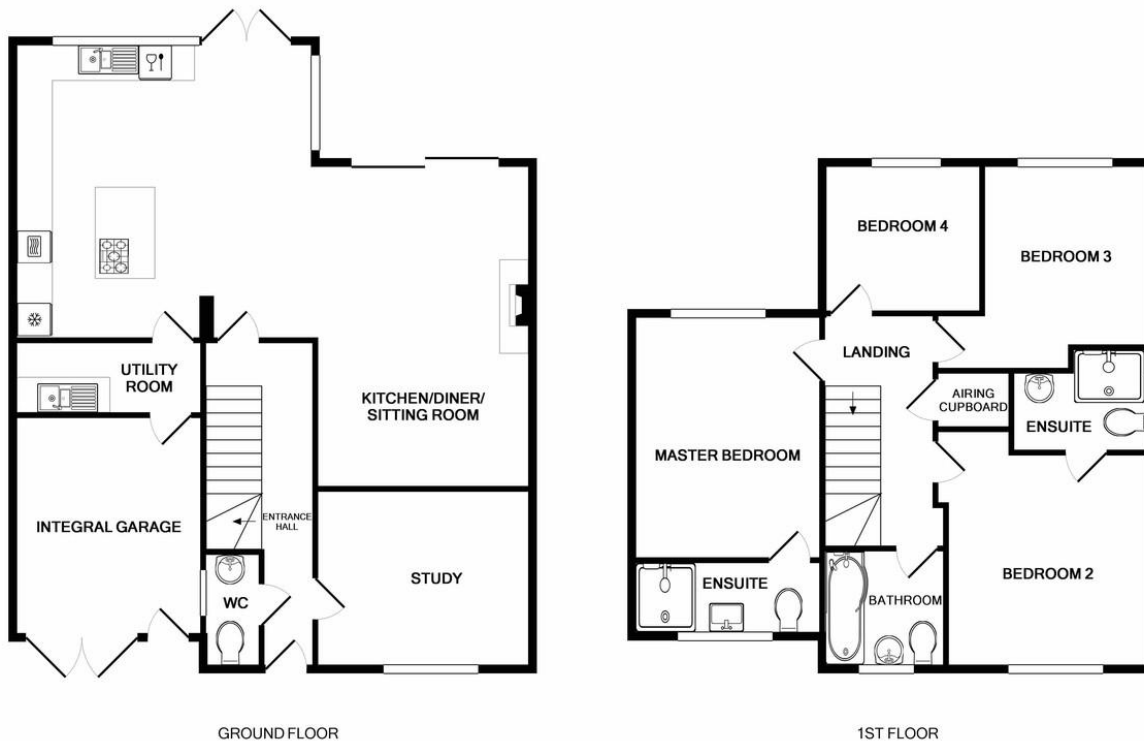
TENURE

Understood to be Freehold - The tenure should be verified by the purchaser's solicitors.

COUNCIL TAX

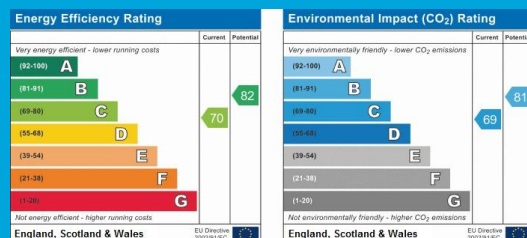
Band F.





TOTAL APPROX. FLOOR AREA 1647 SQ.FT. (153.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2018



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements