



Hern and Crabtree

£525,000 Freehold

Cypress Crescent | Cardiff | CF3 2WL



This stunning detached family home is well situated on a corner plot in St Mellons. Close to a range of amenities as well as St Mellons golf club and Eastern Business Park along with access to the A48 and M4 nearby, perfect for commuting. The property is also a short drive to Willowbrook Primary school and St. Johns College, making this a great location for families.

The stylish and generous accommodation briefly comprises an entrance hall, cloak room, living room, sitting room and an open plan kitchen diner along with a utility room to the ground floor. To the first floor you will find the primary bedroom with en suite shower room and built-in storage, three further double bedrooms and a family bathroom. The property also benefits from a good sized rear garden, off street parking and a detached double garage. Viewings of this property are a must and can be arranged via our Heath branch.



Entrance Hall

Entered via a double glazed composite door to the front with matching window over. L-shaped hallway with stairs rising to the first floor, luxury vinyl floor, radiator. Built-in storage cupboard. Door to cloakroom.

Cloakroom

Double obscure glazed window to the side, WC, wash hand basin, radiator, part tiled walls, luxury vinyl floor. Light up mirror.

Living Room 12'1 max x 16'6

Double glazed french doors to the leading out to the rear garden. Double glazed side bay window with

plantation shutters, double glazed window to the rear, two radiators, wood laminate flooring.

Sitting Room 9'3 x 9'0

Double glazed window to the side with fitted plantation shutter. Wood laminate flooring, radiator.

Kitchen Diner 19'10 max x 13'4

Double glazed bay window to the front with fitted plantation shutters. Radiator, luxury vinyl flooring. Half rise partition wall offering a 'broken plan' kitchen diner. Kitchen offers a selection of matching wall and base units with complimentary work tops over. 1.5 bowl ceramic sink with a pull

down spray mixer tap and tiled splash backs. Integrated full length dishwasher. Integrated wine fridge. Five ring 'AEG' gas hob with a glass upstand splash back and fitted cooker hood over. Integrated 'AEG' double oven and grill. Integrated fridge freezer. Central island with storage units and breakfast bar. 'Ideal' gas boiler. Plinth heater, radiator, double glazed french doors leading out to the rear garden with matching windows to the back bay. Doorway leading through to utility.

Utility Room 5'2 x 6'2

Double glazed door leading out to the rear garden, integrated washing

machine. Wall and base units with work space. Space for a tumble dryer. Luxury vinyl floor, radiator, extractor fan.

First Floor

Stairs rise up from the entrance hall with wooden hand rail and spindles.

Landing

Loft access hatch, radiator, linen cupboard housing hot water tank.

Bedroom One 17'5 x 12'1

Dual aspect double glazed windows, fitted mirrored wardrobes, radiator. Door to en suite.



En suite 5'7 max x 6'9 max into recess

Double obscure glazed window to the rear. Shower quadrant offset to one side with plumbed shower and sliding glass door. WC, wash basin, mirrored vanity cupboard, shaver point. Part tiled walls, waterproof laminate flooring. Heated towel rail.

Bedroom Two 12'6 x 9'3

Double glazed window to the front and side, fitted gloss wardrobes, radiator, further built-in cupboard.

Bedroom Three 8'10 x 11'6

Double glazed window to the front, radiator, fitted wardrobes.

Bedroom Four 11'5 x 8'10

Double glazed window to the rear, radiator, built-in gloss wardrobes. Radiator.

Family Bathroom 6'7 max x 8'10 max

Double obscure glazed window to the front. Four piece bathroom consisting of bath with central mixer tap, shower quadrant with plumbed shower, WC, wash basin. Tiled floor, part tiled walls, extractor fan, heated towel rail. Light up shaver mirror.

External

Front

Wrought iron railings, path. Slate chippings, mature shrubs and trees. Outside light. Railing continue to the side with shrubs.



Garage

Detached double garage with light, one manual up and over door and one electric door, mezzanine area with further storage. Double side by side driveway to the rear of the property.

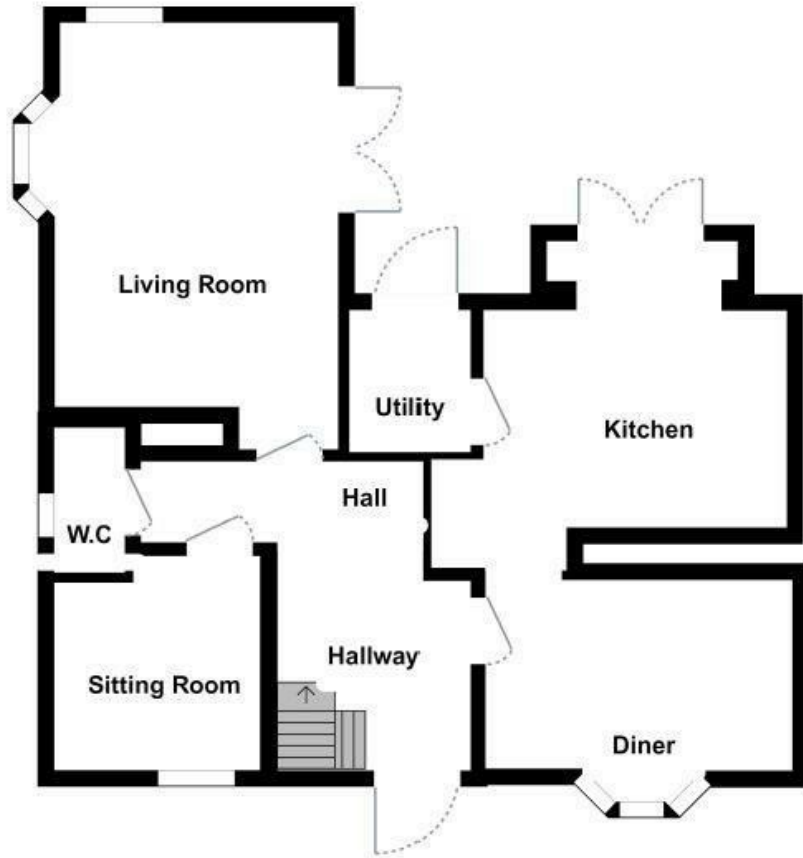
Rear Garden

Landscaped rear garden with a mixture of decking, patio, lawn and artificial lawn along with a gate that leads out to the driveway to the rear. Outside power points, outside security light, electric awning over the kitchen diner. Access to the property via the utility, living room and kitchen diner.

Additional Information

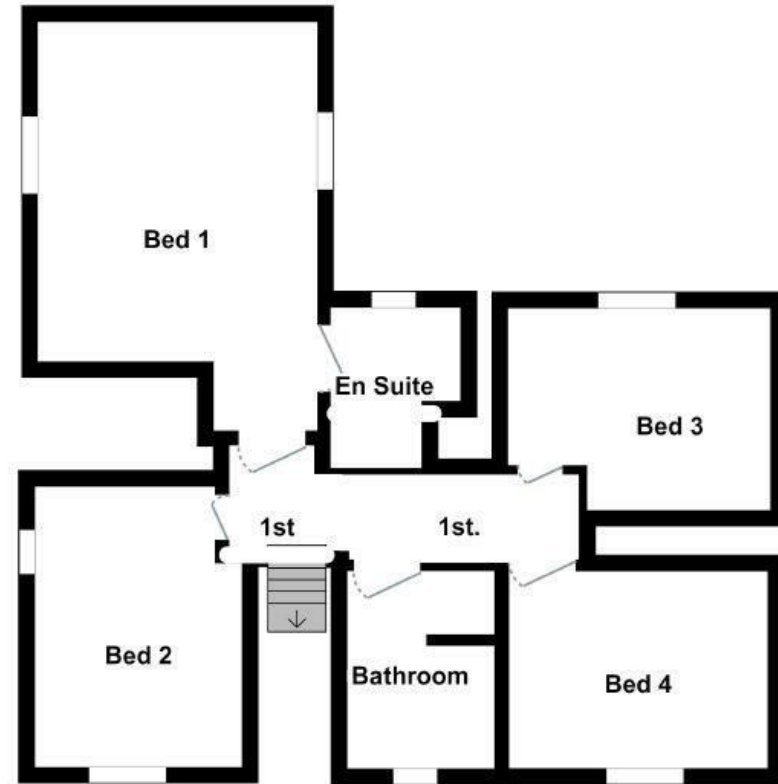
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For illustration purposes only. Not to scale.

Ground Floor

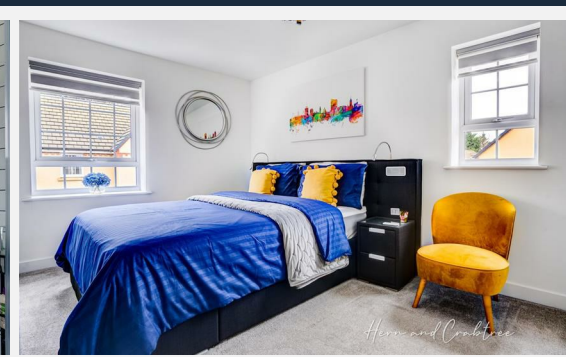
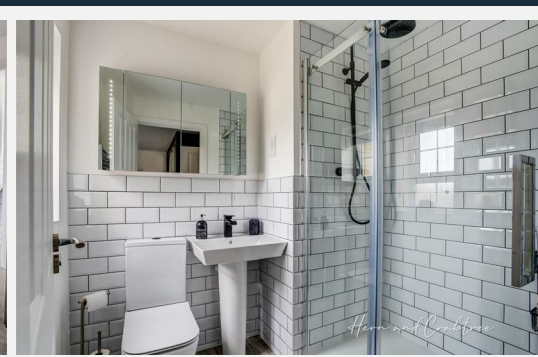
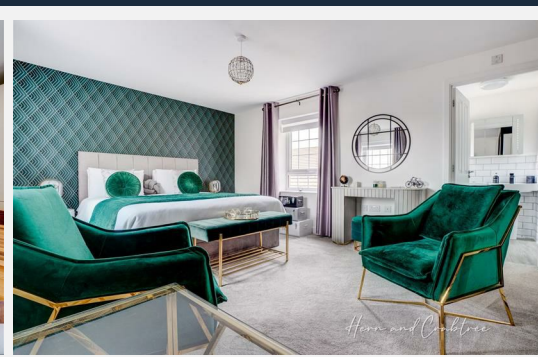
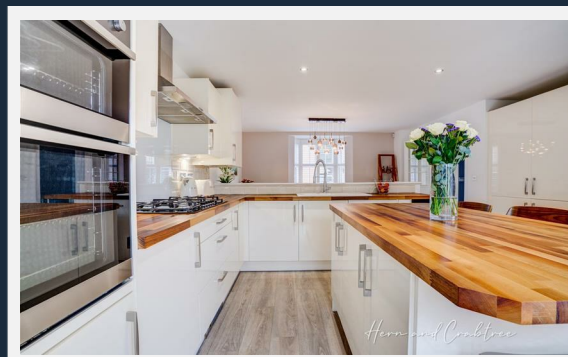


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1st Floor

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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