

William Belcher Drive

ST. MELLONS, CARDIFF, CF3 0NZ

ASKING PRICE £440,000

**Hern &
Crabtree**



William Belcher Drive

£200 John Lewis Voucher When Buying This Home With Hern and Crabtree A superb opportunity to acquire this beautiful four bedroom detached family home tucked away in a quiet cul-de-sac. There are great links nearby to the A48 and M4 and Hendre Lake and nature reserve are nearby perfect for walks.

The property briefly comprises entrance hallway open plan to sitting room, lounge kitchen/dining room, utility and WC. To the first floor there are four double bedrooms, master en-suite and family bathroom. Outside the property further boasts a converted garage along with front side and rear gardens on a generous plot. The property also benefits from a detached double garage which has been converted and now perfect for a home office or gym.



Entrance Hall

Entered via double glazed composite door to front with matching windows to the side. Wood flooring, radiator. Archway to the stairs leading up to the first floor. Open to the reception room. Glazed doors to the kitchen, lounge and downstairs cloak room.

Cloakroom

Double glazed obscure window to the side. WC. Wash hand basin with base vanity. Radiator. Oak flooring. Open storage alcove.

Reception Room

8'5" x 10'8"

Double glazed windows to the front. Spotlights. Radiator. Coved ceiling. Continuation of wood flooring.

Kitchen Diner

20'4" max x 11'1" max

Double glazed window to the rear and double glazed french doors out to the rear aspect. Laid with wall and base units with worktops over. Sink and drainer. 'AEG' ceramic hob with cooker hood over. Full length integrated dish washer. Integrated oven and microwave. Wood laminate flooring. Breakfast bar. Radiator. Tiled splash backs. LED lighting in the plinths. Half open plan to dining room.

Dining room has a continuation of the flooring. Radiator. French doors leading into the lounge.

Utility Room

5'1" x 7'1"

Double glazed obscure door out to the garden. Plumbed for washing machine and space for tumble dryer. 'Worcester' gas combination boiler. Work surfaces and tiled splash backs. Space for fridge freezer. Wood laminate flooring. Recess for further storage. Extractor fan.

Living Room

12'1" max x 17'3" max

Double glazed PVC bay window to the front. Two radiators. Spotlight. Gas fire place with decorative tiled surround and mantle piece. Glazed doors leading into the diner. Glazed door into the hallway.

First Floor

Stairs rise up from the entrance hall. Wooden hand rail. Glass balustrade banister.

Landing

Double glazed obscure window to the side. Radiator. Linen cupboard. Loft access hatch.

Bedroom One with Open Plan Shower Room

13'6" max x 11'5" max

Double glazed window to front. Radiator. Series of fitted wardrobes. TV point.

OPEN PLAN SHOWER ROOM which comprises of double glazed

obscure window to the side. Concealed with half wall. WC. Shaver point. Wash hand basin set with granite top. Double shower with plumbed shower and tiled splash backs. Vertical radiator. Tiled flooring within the shower area.

Bedroom Two

14'2" max x 8'6" max

Double glazed windows to the front. Fitted wardrobes. Wood laminate flooring. Radiator. Spot lights.

Bedroom Three

9'3" max x 10'7" max

Double glazed window to the rear. Fitted wardrobes. Wood laminate flooring. Radiator. Spot lights.

Bedroom Four

9'3" x 10'6"

Double glazed window to the rear. Fitted wardrobes. Wood laminate flooring. Radiator. Spot lights.

Bathroom

6'8" max x 6'10" max

Double glazed obscure window to the rear. 'L' shaped bath with electric shower over and glass splash back screen. Wash hand basin with base vanity unit. WC. Radiator. Half tiled walls. Tiled floor. Spot lights. Extractor fan.

External**Front**

Timber framed storage shed. Lawn. Mature hedge. Pathway leading to storm porch. Outside light. Garage. Two vehicle drive.

Rear Garden

Enclosed rear garden with timber fencing. Part decking sitting area with a pergola over, raised deck clad with astro turf lawn. Nature lawn. Pathway to side leading to the front of the property.

Garage / Home Office / Studio

16'7" max x 16'5" max

Detached garage converted to a home office/studio which can be accessed with double glazed sliding door and double glazed pedestrian door. Spotlights. Access to loft space for storage. Painted concrete floor. Part plaster board walls.

Additional Information

We have been advised by the vendor that the property is Freehold. Council Tax Band - F

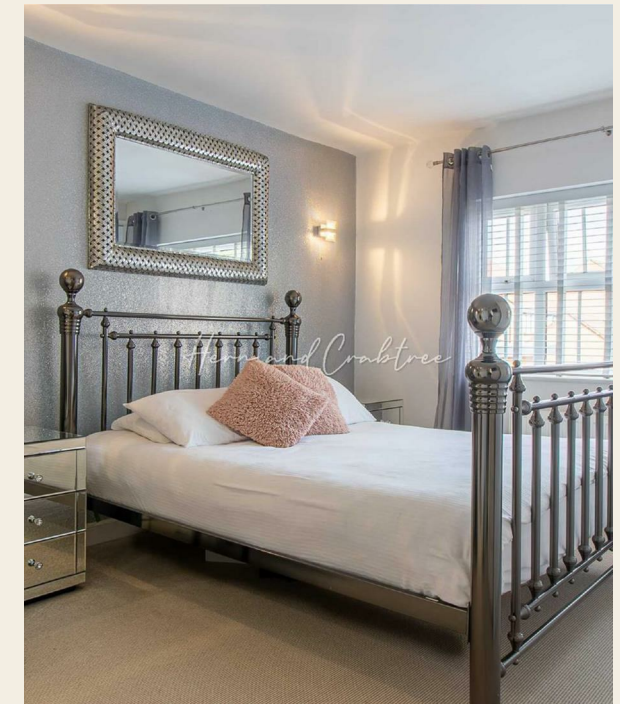
EPC - C

Disclaimer: The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are

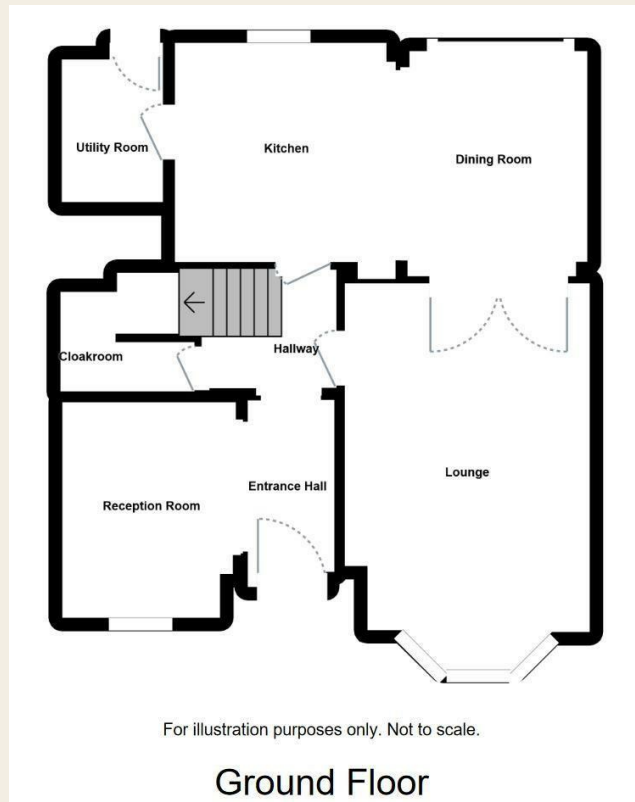
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*£200 John Lewis Voucher

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		70	
(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	

