



£495,000 Freehold

Allen Close | Cardiff | CF3 5DH

Hern &
Crabtree

This beautiful four-bedroom detached family home is well situated in a lovely cul de sac in Old St Mellons, Cardiff. Close to bus links and amenities including supermarkets as well as Pen Y Bryn primary school this is an excellent location. There is easy access to the A48 and M4 nearby providing easy access to the city centre and great for commuting. St. Mellons Golf Club and Cefn Mably Farm Park are also located nearby.

The stylish accommodation briefly comprises an entrance hall, cloakroom, living room, kitchen diner and utility room to the ground floor. On the first floor is the primary bedroom with an en suite shower room, three further bedrooms and a bathroom. The property also benefits from an enclosed south-facing rear garden, a driveway to the front providing off-street parking for at least two vehicles and an attached single garage. Viewings of this fantastic property are a must and can be arranged via our Heath branch.



Entrance

Entered via double glazed composite door to the front into hallway with Oak engineered flooring. Stairs to the first floor, under stair cupboard, radiator, door to cloakroom.

Cloakroom

Double obscure glazed window to the front, WC, wash basin, vanity cupboard. Tiled floor, radiator.

Living Room 12'6 max into bay x 14'8

Double glazed bay window to the front with half rise fitted plantation shutters. Features to archway, radiator.

Kitchen Diner 22'9 x 9'10

Double glazed french doors to the garden, double glazed window to the rear. Oak engineered flooring. Kitchen is laid with matching wall and base units with complimentary marble work top over. 1.5 bowl ceramic sink with instant hot water tap. Integrated full length dishwasher, integrated oven and four ring gas hob, upstand matching splash back and cooker hood over. Integrated fridge freezer, wine rack. Breakfast bar, radiator, archway to the utility room.

Utility Room 5'0 x 6'0

Double glazed obscure door to the garden to the side aspect. 1.5 bowl

sink and drainer, wall and base units with marble counter top matching to the kitchen. Space for tumble dryer and/or washing machine. Oak engineered flooring.

First Floor

Stairs rise up from the entrance hall, wooden hand rail and spindles. Loft access hatch, radiator, double glazed window offering natural light.

Bedroom One 11'7 x 14'8 max

Double glazed window to the front with fitted plantation shutters, radiator, door to en suite.

En suite

Double obscure glazed window to the side, shower quadrant to recess with plumbed shower. WC, wash basin, half rise tiled walls, tiled floor. Radiator, extractor fan.

Bedroom Two 10'0 x 9'3

Double glazed window to the rear, built-in wardrobe, radiator.

Bedroom Three 6'5 x 9'5

Double glazed window to the rear, radiator.

Bedroom Four 6'8 x 7'8

Double glazed window to the front, radiator.



Bathroom 6'4 x 6'4 max

Double obscured glazed window to the rear, bath with a plumbed shower over and glass splash back screen. WC, wash basin, heated towel rail. half rise tiled walls, tiled floor.

External

Front

Off street parking driveway providing parking for at least two vehicles. Storm porch to the front. Lawn, mature tree. Garage access. Side gate access.

Garage

Single garage with up and over door.

Rear Garden

Indian sandstone tiled patio, lawn, timber frame fencing, mature shrubs, trees and flower borders. Side path to the front.

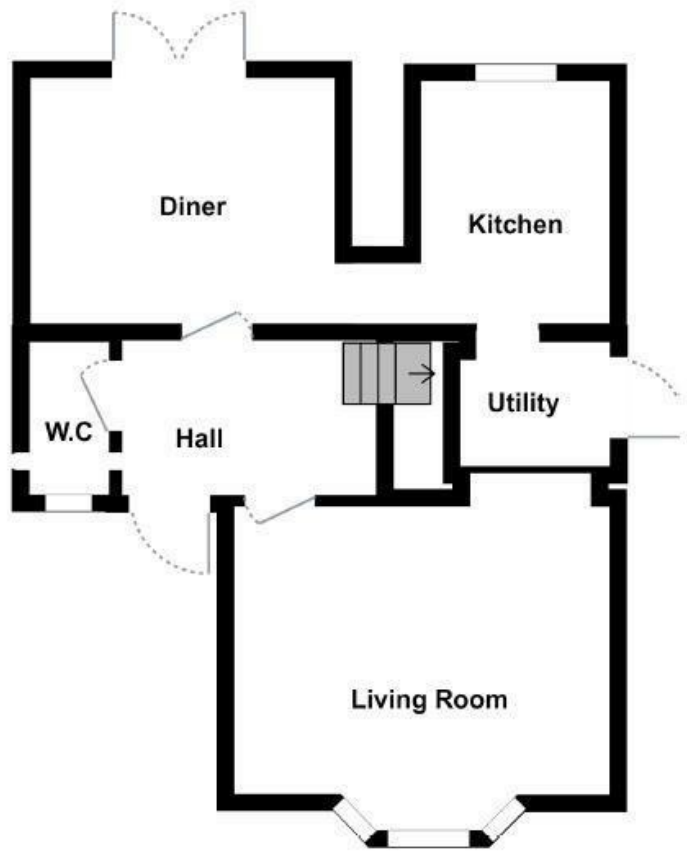
Additional Information

We have been advised by the vendor that the property is Freehold.

EPC - To follow

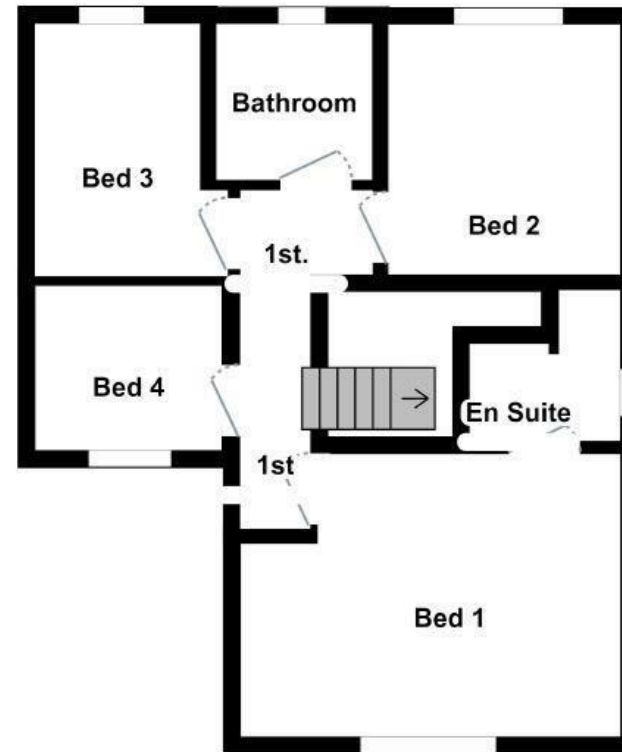
Council Tax - F





For illustration purposes only. Not to scale.

Ground Floor

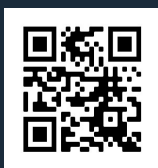
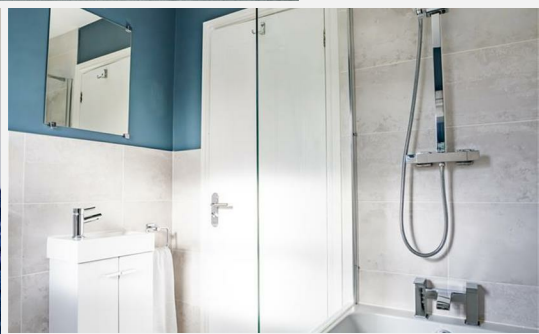


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1st Floor

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			
(81-91) B			
(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	



304 Caerphilly Road, Heath, Cardiff, Cardiff, CF14 4NS
Tel: 02920 620 202 Email: heath@hern-crabtree.co.uk

<https://www.hern-crabtree.co.uk>



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