



£300,000 Freehold

Brython Drive | Cardiff | CF3 0LR

Hern &
Crabtree

CHAIN FREE! This lovely three bedroom bungalow is brilliantly located in St Mellons. The property has bus links and amenities nearby as well as Willowbrook Primary School and access to the A48 within easy reach. Perfect for those looking to downsize or even as a first time buy the property offers flexibility and convenience.

The accommodation briefly comprises an entrance hall, living room, kitchen, three bedrooms, one of which could be used as an additional reception room or home office, and a bathroom. The property benefits from a lovely enclosed rear garden, and there is also off street parking to the front. Don't miss out on the opportunity to call this charming property home, get in touch with us today to book your viewing!



Entrance Hall

Entered via a composite door with obscure glazed panels into hallway with laminate flooring, loft access hatch, storage cupboard, doors to:

Bedroom One 17'3 x 7'9

Double glazed window to the front, wood laminate flooring, radiator.

Bedroom Two 9'8 x 7'10

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

Bathroom 6'10 x 7'11

Tiled walls, double obscure glazed window to the side. Wet room style walk-in shower, wash basin, bath, heated towel rail.

Living Room 17'5 x 10'11

Double glazed sliding patio doors to the rear, laminate flooring, radiator.

Bedroom Three 10'1 x 9'9

Double glazed window to the rear, radiator, fitted wardrobes, laminate flooring.

Kitchen 10'3 x 4'11

Galley style kitchen off the main living area. Double obscure glazed patio door to the side. Wall and base units with work tops over and tiled splash back. Integrated fridge freezer. Integrated dishwasher. Space and plumbing for washing machine, integrated electric 'Hotpoint' four ring

hob. Electric oven and grill. Stainless steel sink. Heated towel rail.

External

Front

Off street parking, lawn area with mature tree.

Rear Garden

Paved patio area, additional patio to the rear. Lawn, timber fencing, timber storage shed. Planting beds to the rear.

Additional Information

We have been advised by the vendor that the property is Freehold. EPC - to follow

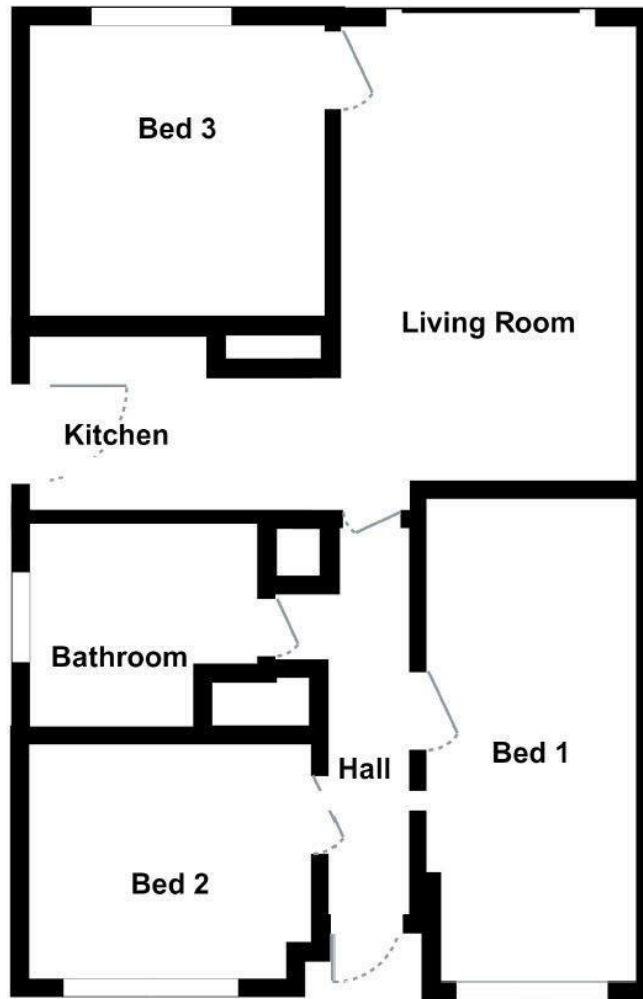
Council Tax Band - D

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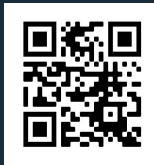


For illustration purposes only. Not to scale.

Brython Drive (Heath 17092024)

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	



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