



## Minsmere Close, offers in excess of £400,000

- council tax band D
- Detached House
- Four Bedrooms
- Lounge and Dining Room
- Conservatory
- Converted Garage
- Stunning Gardens
- Great Location
- EPC Rating: C



 4  2  2



## About the property

\*\*\*GUIDE PRICE £400,000- £410,000\*\*\*

CUL-DE-SAC LIVING - A four bedroom detached home in the sought after area of Minsmere Close, St Mellons - East Cardiff. With easy access to local public transport. Local amenities including parks, Hendre Lake and supermarkets are also close at hand.

## Accommodation

### Entrance

Double glazed to front. Laminate floor. Radiator. Access to the lounge, Cloakroom and kitchen. Stairs to first floor.

### Cloakroom

Double glazed frosted window to front. Low level WC and wash hand basin.

### Lounge

20' x 11' 3" ( 6.10m x 3.43m )

Double glazed bay window to front, Upvc double glazed window to side. Laminate floor. Two radiators. Double doors to dining room.

### Dining Room

9' 4" x 11' 9" ( 2.84m x 3.58m )

Laminate floor. Open to the conservatory. Radiator.



### Conservatory

10' 9" x 12' 1" ( 3.28m x 3.68m )

Double glazed conservatory with door to garden. Tiled floor. Electric heater. Three skylights. Spotlights to ceiling.

### Converted Garage

19' 4" x 7' 7" ( 5.89m x 2.31m )

Double glazed window to front. Laminate flooring. Radiator.

### Kitchen

16' 4" x 15' 1" max ( 4.98m x 4.60m max )

Double glazed window and obscure door to rear. A range or matching wall and base units incorporating and one and half bowl sink with mixer tap. Large breakfast bar with space for four bar stools under and base units for storage. Heat registrant work surfaces. Integrated dishwasher and plumbed for a washing machine. Space for a fridge freezer and tumble dryer. Electric oven a five ring gas burner hob with cooker hood over. Access to the converted garage.

### Bedroom One

11' 8" x 9' max ( 3.56m x 2.74m max )

Double glazed window to front. Built in wardrobes. Carte. Radiator. Access to the en-suite.

### En-Suite

Low level WC. Wash hand basin set in vanity unit. Tiled splash backs. Radiator.

### Bedroom Two

10' 6" x 10' ( 3.20m x 3.05m )

Double glazed window to front. Carpet. Radiator.

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## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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