



## William Belcher Drive, £450,000

- Council Tax E
- Immaculate Throughout
- Double Detached Garage
- Large Private Garden
- Cul Dec Sac Location
- Four Bedrooms
- Modern Decor
- Viewing Highly Recommended
- EPC Rating: C



 4  2  1





## About the property

This lovely family home is waiting for its next owner to move in and love it. Located in the popular area of William Belcher Drive, St Mellons. A spacious home with ample living accommodation and situated close to local amenities, viewing is highly recommended.

## Accommodation

### Entrance

Enter via the composite door to front into the hallway with wood flooring. Radiator. Open to reception two. Access to kitchen, WC. Stairs to first floor.

### Cloakroom

Upvc double glazed frosted window to side. Low level WC and a wash hand basin.

### Lounge

17' 3" x 12' 1" ( 5.26m x 3.68m )





## Kitchen/Diner

20' 4" x 11' 1" ( 6.20m x 3.38m )

Open to the dining room. Upvc double glazed window and french door to rear, A range of modern wall and base units with complementary work surfaces. Inset sink with mixer tap. Ceramic hob with cooker hood over. Integrated dishwasher and fridge freezer. Built in oven and hob. Breakfast bar area. Tiled splash backs. LED lighting to the plinths. Access to the utility room. Laminate flooring.

Upvc double glazed bay window to front. Two radiators. Spotlights to ceiling. Feature fire place with gas fire. Double glass panelled doors to dining room. Door to hallway.

## Reception Room Two

10' 8" x 8' 5" ( 3.25m x 2.57m )

upvc double glazed window to front. Spotlights to ceiling. Wood flooring. Radiator.

## Utility Room

Upvc double glazed frosted door to rear. Base units. Plumbing for a washing machine and space for a tumble dryer. Base units and heat resistant work surfaces. Wall mounted combi boiler. Tiled splashbacks.

## Bedroom One

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## Floorplan



## Important Information

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