



## Hastings Crescent, guide price £500,000

- Council Tax Band - F
- Detached
- Four Bedrooms
- Three Reception Rooms
- Plot Of Land
- Walking Distance To Private School
- Parking
- EPC Rating: C



 4  2  3



## About the property

\*\*\*Guide price £500,000-£510,000\*\*\*

With modern decor throughout this large four bedroom detached house benefits from a plot of land to the front. Located in the quiet residential area of Hastings Crescent, close to St Johns college.

## Accommodation

### Location

This impressive home fronts a private residential cul de sac road, well placed within walking distance to the village of Old St Mellons, with its four character pubs, a Petrol Station, a farmers market, Blooms garden centre, a Pharmacy and a Private School (St Johns College).

Further local facilities include a soon to be built local railway Station which will provide fast travel to Cardiff Central Station and London Paddington, an exit onto Eastern Avenue enabling fast travel to Cardiff City Centre, Newport and Bristol, a popular local cafe (Milk & Sugar) located in the business centre, and Energy Gym.

### Entrance



Upvc double glazed window to rear. Upvc double glazed french doors to rear. Tiled floor. Feature fireplace and surround. Two radiators.

### Dining Room

12' 5" x 9' 4" ( 3.78m x 2.84m )

Upvc double glazed window to front. Tiled floor. Radiator.

### Study

10' 2" x 8' 8" ( 3.10m x 2.64m )

Upvc double glazed window to front. Tiled floor. Radiator.

Enter via the Upvc double glazed door to the front into the hallway with doors to all ground floor rooms. Tiled floor. Radiator. Stairs to first floor. Under stairs storage.

### Lounge

16' 5" x 12' 3" ( 5.00m x 3.73m )

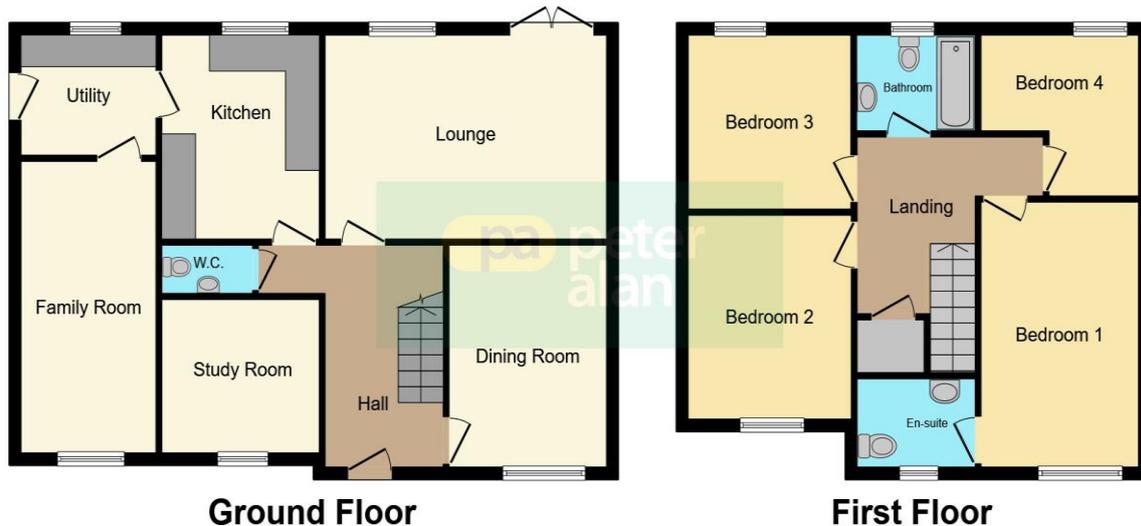
### Kitchen

12' 1" x 9' 2" ( 3.68m x 2.79m )

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## Floorplan



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