



3 BEDROOM

2 RECEPTION
ROOMS

EN SUITE,
BAHTROOM + WC

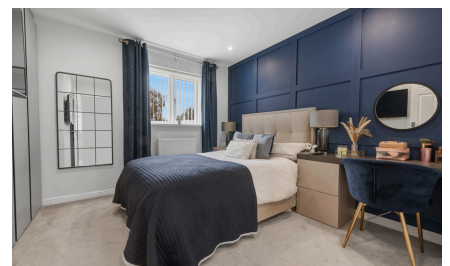
IMMACULATELY
PRESENTED

ENCLOSED
GARDEN

868 SQFT

Guide Price £300,000- 310,000

Modern Family Home in a Sought-After Location, Nestled in the desirable area of St Mellons, this beautifully presented modern home offers stylish interiors and a practical layout perfect for family living. With tasteful décor throughout, integrated appliances, and a private garden, this property provides a wonderful blend of comfort, convenience, and contemporary charm.



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808 Newport Road,
Rumney, CF3 4FH
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FRONT

Off road parking via driveway, front lawn with red brick border. Paved pathway leading to side access.

ENTRANCE HALL

Tiled flooring with painted walls and ceiling. A bright and welcoming space leading into the main living areas.



LIVING ROOM

Laminate flooring painted walls and ceiling, with one feature wallpapered wall. Window to the front aspect provides plenty of natural light.



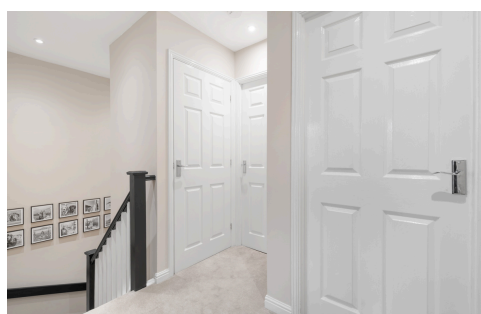
KITCHEN

Modern shaker-style kitchen with tiled flooring and under-counter lighting. Painted walls and ceiling with spotlights and a column radiator. Features include integrated fridge/freezer, oven, hob, dishwasher, and space for a washing machine. Tiled splash back and patio doors leading to the rear garden.



GROUND FLOOR WC

Painted walls and ceiling, tiled flooring, vanity basin with storage, and close-coupled toilet.



LANDING

Carpeted with painted walls and ceiling, spotlights, loft access, and a storage cupboard.



MAIN BEDROOM

Carpeted with a panelled feature wall, painted ceiling with spotlights, and a window to the front aspect. Includes fitted wardrobes providing ample storage.



EN-SUITE

Window to the side aspect, tiled floor and walls, painted ceiling with spotlights. Features a vanity basin with storage, close-coupled toilet, corner shower cubicle, and towel radiator.



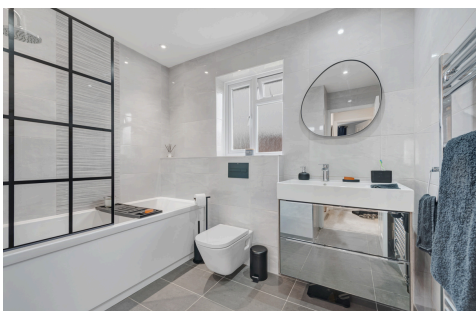
BEDROOM TWO

Half-paneled feature wall, painted ceiling and walls, carpeted flooring, and window to the rear aspect.



BEDROOM THREE

Painted walls and ceiling with a slat-panelled feature wall, carpeted flooring, and window to the front aspect.



FAMILY BATHROOM

Tiled floor and walls, painted ceiling with spotlights, and window to the rear aspect.

Includes bath with shower over and glass screen, close-coupled toilet, and towel radiator.



GARDEN

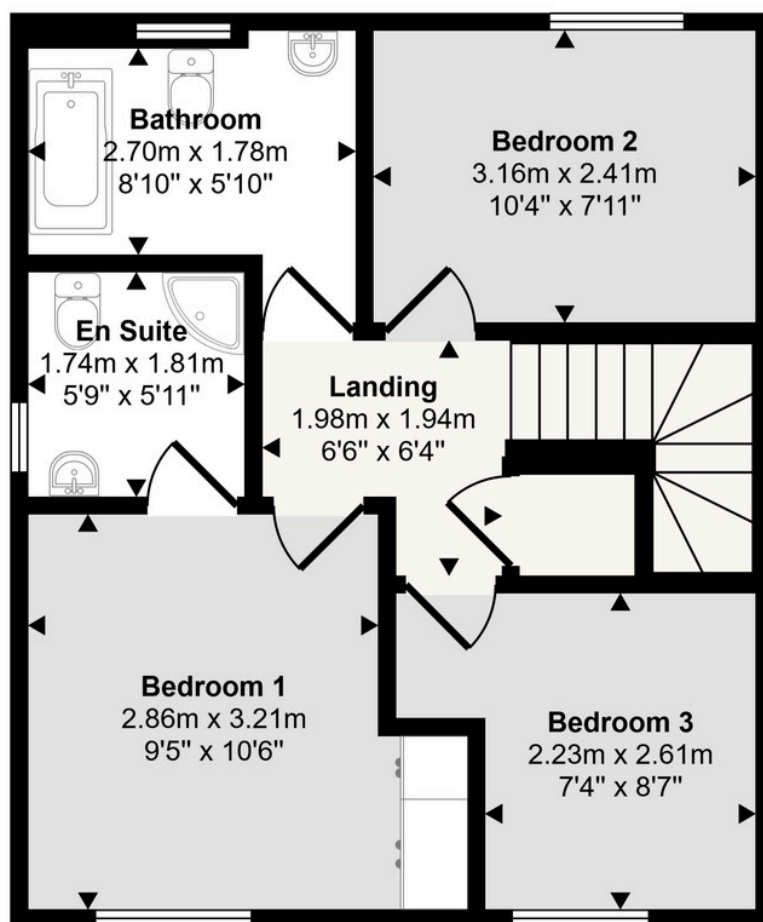
Attractive rear garden with patio area and pathway, lawn, decorative stone area with trees, and fenced boundaries. Includes side access for convenience.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Ground Floor
Approx 38 sq m / 405 sq ft



First Floor
Approx 43 sq m / 462 sq ft

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know about new properties?



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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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