



**97 Brython Drive
Cardiff, CF3 0GB
Asking Price £260,000**

CS Properties is proud to present this beautifully maintained 3-bedroom home, ideally located in a peaceful cul-de-sac in the heart of St Mellons.

Situated in a highly sought-after neighborhood, this property offers a fantastic location, surrounded by convenient local amenities such as a Tesco superstore. With excellent transport links to the A48 and M4, it is perfect for those who commute.

This well-presented home further boasts a spacious family bathroom, a downstairs WC, a large enclosed rear garden, Gas Central Heating, and a double driveway providing ample parking.

Given the property's desirable location, it is sure to attract strong interest. Early viewings are highly recommended to avoid disappointment.

Living Room

Upon entering the property, you are greeted by a modern hallway that leads to a spacious living room at the far end. This well-lit room features grey laminate flooring, creating a fresh and contemporary feel with Double French doors which lead out onto the rear garden. A small dining area is nestled within the living room, offering pleasant garden views, making it the perfect spot for both relaxation and entertaining.

Kitchen

Located to the left upon entering the property, the spacious kitchen is equipped with an integrated hob and oven. It features an abundance of storage space, with sleek white cupboards and drawers. Large windows offer scenic views of the front of the property, allowing natural light to fill the room.

Bedroom 1

Situated at the rear of the property, this room offers a peaceful and private space, enhanced by a fitted carpet that adds warmth and comfort. The UPVC windows allow plenty of natural light to fill the room. From the windows, you can enjoy pleasant views of the well-maintained rear garden.

Bedroom 2

This bedroom is situated at the front of the property. It features a fitted carpet that adds both comfort and warmth to the space and UPVC windows allowing plenty of natural light to fill the room.

Master Bedroom

The double bedroom, located at the rear of the property, features fitted carpets for added comfort. This spacious room has two UPVC double-glazed windows with views of the garden.

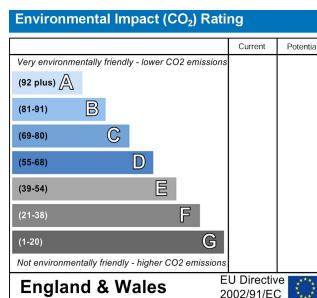
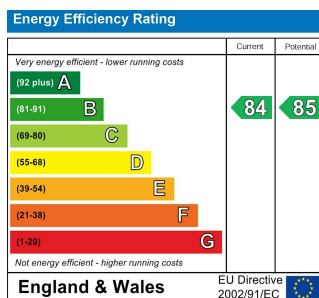
Family Bathroom

The large family bathroom, positioned at the front of the property, enjoys an abundance of natural light. Tiled from floor to ceiling with mirrored walls, the space feels bright and open. The bathroom is immaculately finished with a white suite, featuring a bathtub and an overhead shower.

Garden

The spacious family garden, located at the rear of the property, is fully enclosed, offering both privacy and security. The garden features a mix of paved areas and artificial grass, providing a low-maintenance yet attractive outdoor space. Additionally, a large shed is included for convenient storage.





Address: Portland House, 113-116 Bute Street, Cardiff Bay, CF10 5EQ