



Sanderling Drive, St. Mellons Cardiff CF3 0DJ

welcome to

Sanderling Drive, St. Mellons Cardiff

A spacious four bedroom detached family home set in the popular location of St Mellons within easy access to local schools, local amenities, bus routes and shops. Public transport links provide access to Cardiff City Centre as well as by car. Internal viewing highly recommended!

Ground Floor

Entrance

Via a double glazed door to side into:

Hallway

Stairs rising to first floor, laminate flooring, radiator and access to:

Downstairs Wc

Fitted with a two piece suite comprising WC, wash hand basin, vinyl flooring, heated towel rail and double glazed window to side aspect.

Lounge

15' 9" x 10' 5" (4.80m x 3.17m)

Currently set up as dining room: Double glazed window to front aspect, radiator and gas fireplace with stone mantelpiece.

Tv Room

12' 7" x 9' 2" (3.84m x 2.79m)

Garage Conversion: Double glazed window to front aspect, radiator and understairs cupboard.

Breakfast Area

9' 3" x 8' 2" (2.82m x 2.49m)

Double glazed window to side aspect, radiator, double glazed door to side aspect, double glazed sliding doors providing access to rear and opens to:

Kitchen

19' 11" x 8' 6" (6.07m x 2.59m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated induction hob, oven, dishwasher and fridge, spaces for washing machine, tumbledryer and fridge/freezer, vinyl flooring, wall mounted combi boiler, upright radiator, spotlights and double glazed window to rear aspect.

First Floor

Landing

Double glazed window to side aspect, loft hatch, radiator, built in airing cupboard and doors providing access to:

Bedroom One

12' 2" x 9' 11" (3.71m x 3.02m)

Double glazed window to front aspect, radiator and fitted wardrobes.

Bedroom Two

13' 1" x 8' 11" (3.99m x 2.72m)

Double glazed window to rear aspect and radiator.

Bedroom Three

9' 11" x 9' 2" (3.02m x 2.79m)

Double glazed window to rear aspect and radiator.

Bedroom Four

9' 3" x 8' 9" (2.82m x 2.67m)

Double glazed window to front aspect and radiator.

Shower Room

Fitted with a three piece suite comprising walk in shower, WC, wash hand basin, panelled walls, heated towel rail and double glazed window to side aspect.

Outside

Front

Concreted driveway providing off street parking.

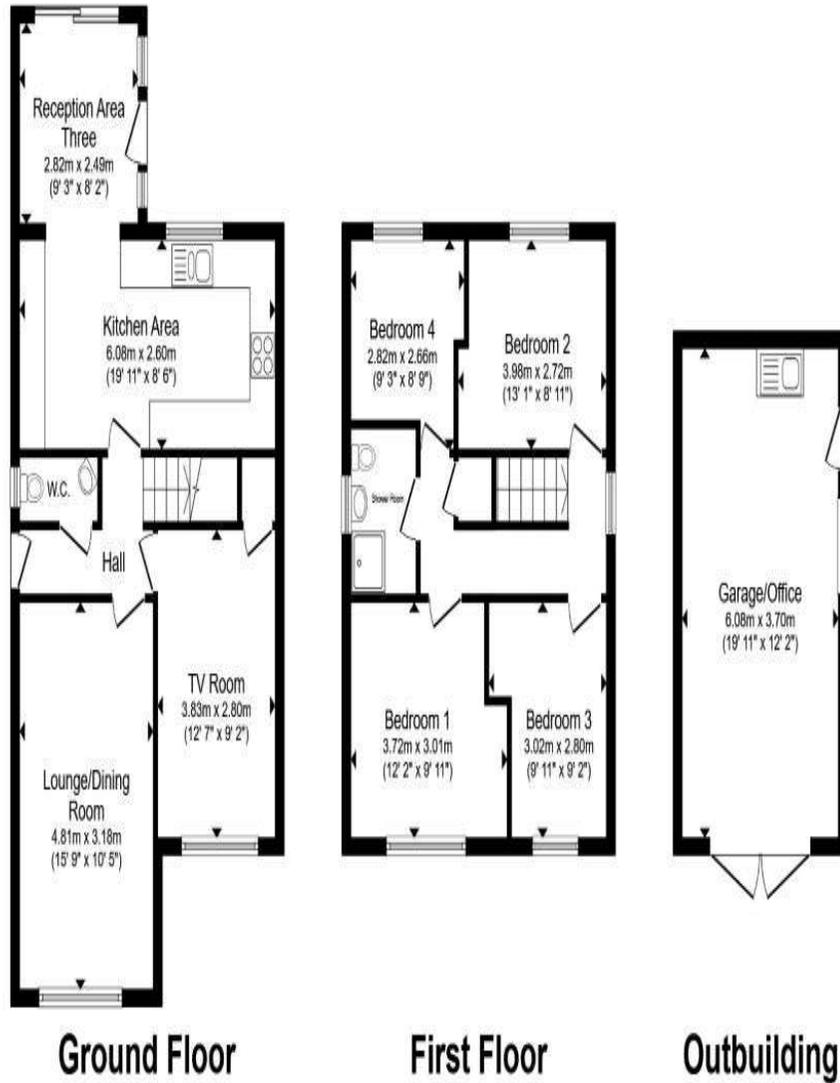
Rear

Enclosed and mainly paved with gated access on both sides and access to:

Detached Garage/ Office

19' 11" x 12' 2" (6.07m x 3.71m)

Situated to the rear of the property.



Total floor area 126.5 m² (1,362 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Sanderling Drive,
St. Mellons Cardiff

- Detached Family Home
- Four Bedrooms
- Lounge (Currently used as a dining room)
- TV Room and Downstairs WC
- Fitted Kitchen and Breakfast Area

Tenure: Freehold EPC Rating: D
Council Tax Band: E

£350,000



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Property Ref:
ROA114560 - 0004

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