



**Boyce Way, Old St. Mellons Cardiff CF3 6AB**

**welcome to**

## **Boyce Way, Old St. Mellons Cardiff**

A well-presented semi-detached home in Old St Mellons, close to local shops, schools and major transport links. Features include a lounge, modern kitchen/diner, downstairs WC, three bedrooms (master with en-suite) and a family bathroom. Outside offers an enclosed rear garden and double driveway.

### **Ground Floor**

#### **Entrance**

Via a double glazed composite front door into:

#### **Hallway**

Stairs rising to first floor and access to:

#### **Downstairs Wc**

Fitted with a two piece suite comprising WC, wash hand basin, radiator, tiled flooring and double glazed window to front aspect.

#### **Lounge**

14' x 11' 11" ( 4.27m x 3.63m )

Double glazed window to front aspect, fitted Venetian blinds, tiled flooring and built in understairs cupboard.

#### **Kitchen/Diner**

15' 4" x 9' 1" ( 4.67m x 2.77m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and oven, cooker hood, integrated washing machine, space for fridge/freezer, double glazed window to rear aspect and double glazed patio doors providing access to rear garden.

### **First Floor**

#### **Landing**

Built in airing cupboard and doors providing access to:

#### **Bedroom One**

9' 7" x 9' 7" ( 2.92m x 2.92m )

Double glazed window to front aspect, fitted Venetian blinds, radiator, built in overstairs cupboard and fitted wardrobe with mirrored sliding doors.

#### **En-Suite**

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin, radiator and double glazed window to front aspect.

#### **Bedroom Two**

8' 10" x 7' 7" ( 2.69m x 2.31m )

Double glazed window to rear aspect, fitted Venetian blinds and radiator.

#### **Bedroom Three**

7' 7" x 6' 2" ( 2.31m x 1.88m )

Double glazed window to rear aspect, fitted Venetian blinds and radiator.

#### **Bathroom**

Fitted with a three piece suite comprising bath, WC, wash hand basin, radiator, tiled flooring, tiled walls and extractor fan.

### **Outside**

#### **Front**

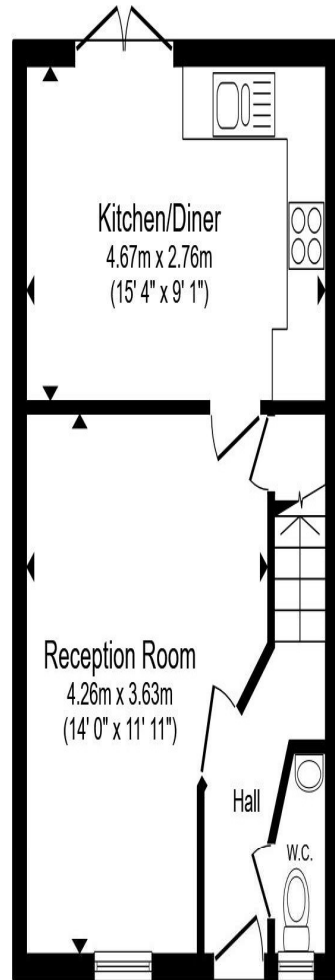
Stone chipping's.

#### **Rear Garden**

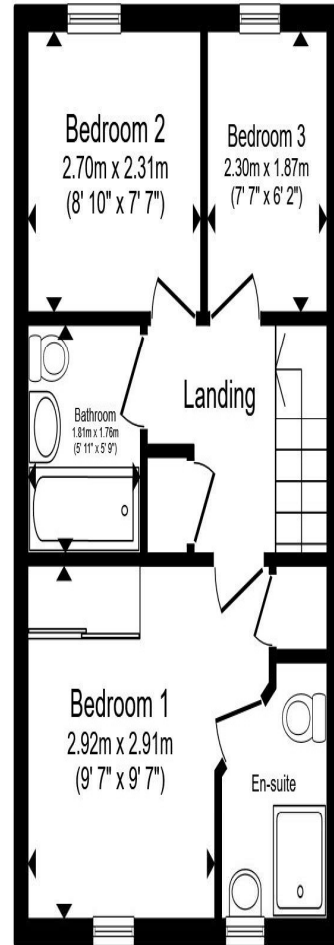
Enclosed, two tiered garden with Indian sandstone patio to the lower level, artificial grass area with path leading to a second patio area with stone bench to remain, gated side access and outside tap.

#### **Parking**

Double drive for approx two cars parking side by side.



**Ground Floor**



**First Floor**

Total floor area 68.3 m<sup>2</sup> (735 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](http://www.propertybox.io)



**welcome to**  
**Boyce Way,**  
**Old St. Mellons Cardiff**

- Semi Detached Family Home
- Three Bedrooms
- Master Bedroom with En-Suite
- Lounge
- Fitted Kitchen/Diner

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

offers in excess of

**£290,000**



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Property Ref:  
ROA114741 - 0002

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