



David Ricketts



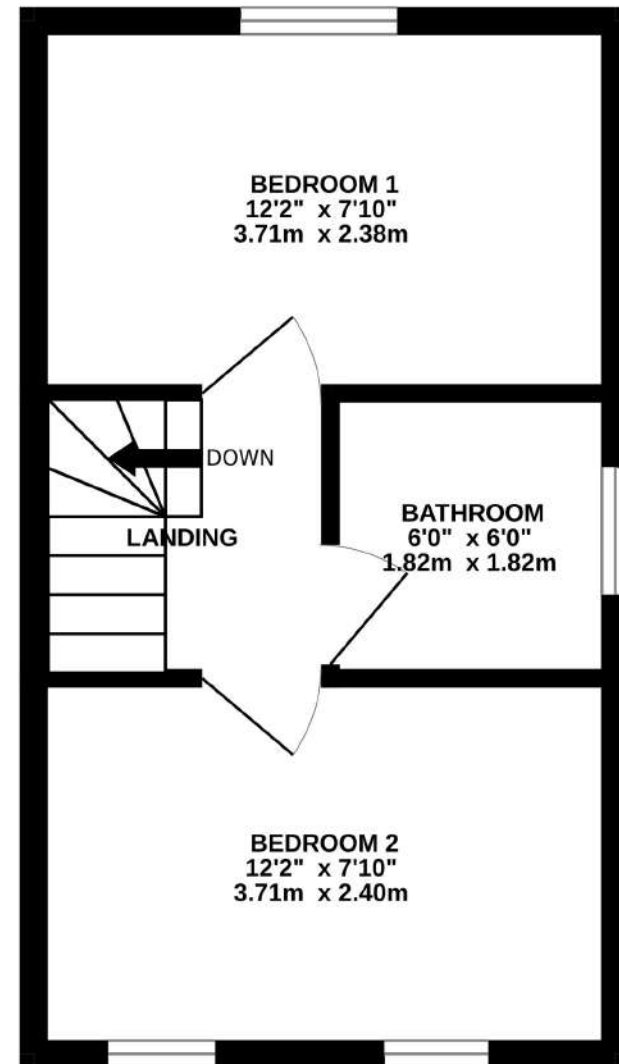
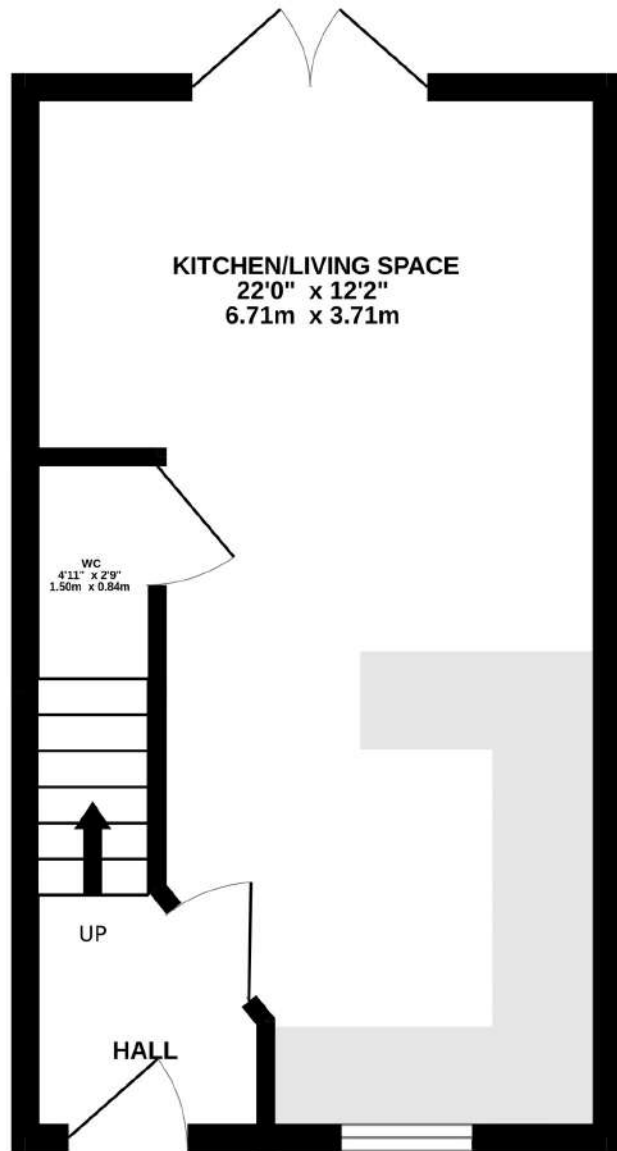
Rees Drive, Old St Mellons

Offers Over £240,000

535 sq.ft

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David **Ricketts**

Rees Drive, Old St Mellons, Cardiff, CF3

Offers Over £240,000



Nestled in a quiet cul de sac towards the top of the sought after St Edeyrn's Village, this beautifully presented two bedroom end terrace home offers modern living in immaculate condition throughout.

Built in 2019, the property has been exceptionally well cared for and is ready to move straight into. The ground floor offers a stylish open plan kitchen and living space with a breakfast bar, creating the perfect layout for everyday living and entertaining. French doors open onto a beautifully landscaped rear garden with a decked seating area, providing an ideal space to relax or enjoy summer evenings.

Upstairs are two generous double bedrooms and a contemporary family bathroom, all finished to an excellent standard.

A real advantage of this home is the double driveway, providing off road parking for two vehicles.

Perfectly positioned within walking distance of St Mellons Church in Wales Primary School, local amenities and pleasant walking routes, this is an ideal home for first time buyers, professionals and those looking to downsize.

Ground Floor

Kitchen/Living Space - (22'0" x 12'2")

First Floor

Bedroom 1 - (12'2" x 7'10")

Bedroom 2 - (12'2" x 7'10")

Bathroom - (6'0" x 6'0")















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For further information or to book a viewing please contact us on **02920 611 333** or email us at **will@davidricketts.co.uk**

