



**Ty To Maen Close, Old St. Mellons Cardiff CF3 5EZ**

**welcome to**

## **Ty To Maen Close, Old St. Mellons Cardiff**

NO ONWARD CHAIN – Beautifully presented 3-bed semi-detached home in popular Old St Mellons, refurbished in 2020. Features include a bright lounge, modern kitchen/diner, downstairs WC, front and rear gardens, gas central heating and an attached garage. Viewing highly recommended.

### **Ground Floor**

#### **Entrance**

Via a double glazed composite door to side into:

#### **Hall**

Radiator lvt flooring and access to:

#### **Downstairs Wc**

Fitted with a two piece suite comprising WC, wash hand basin inset to vanity unit, radiator and double glazed window to side aspect.

#### **Lounge Area**

11' 10" x 11' 9" ( 3.61m x 3.58m )

Double glazed window to front aspect, upright radiator, electric fire and opening to:

#### **Kitchen Area/Dining Area**

17' 10" Max x 11' 9" Max ( 5.44m Max x 3.58m Max )

Fitted with a range of modern wall and base level units with complementary work surfaces over, sink unit, integrated oven and microwave, integrated washing machine and dishwasher, freestanding island, space for fridge/freezer, upright radiator, spotlights, lvt flooring, double glazed window to rear aspect, double glazed French doors providing access to rear garden and access to:

### **First Floor**

#### **Landing**

Double glazed window to front aspect, radiator and built in airing cupboard housing combi boiler and doors providing access to:

#### **Bedroom One**

13' 9" Max x 11' 4" Max ( 4.19m Max x 3.45m Max )

Double glazed window to front aspect, radiator and built in wardrobe.

#### **Bedroom Two**

11' 8" x 9' 10" ( 3.56m x 3.00m )

Double glazed window to rear aspect, radiator, built in storage cupboard and built in wardrobe.

#### **Bedroom Three**

11' 7" x 6' 3" ( 3.53m x 1.91m )

Double glazed window to front aspect, radiator and built in over stairs storage cupboard.

#### **Bathroom**

Fitted with a four piece suite comprising bath with

shower over, WC and wash hand basin inset to vanity unit, lvt flooring, spotlights, extractor, heated towel rail and double glazed window to rear aspect.

### **Outside**

#### **Front Garden**

Laid to lawn.

#### **Rear Garden**

Mainly paved with access to garage.

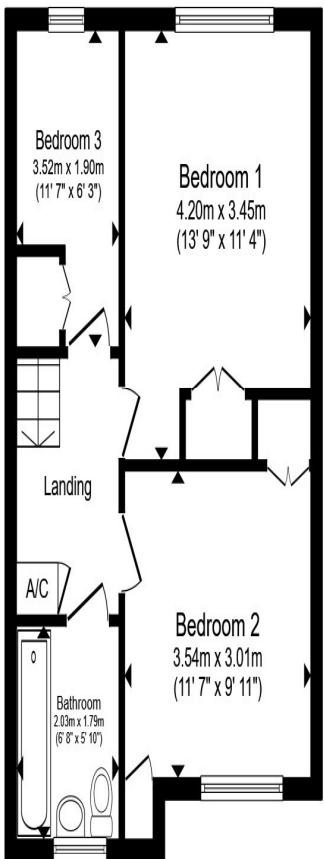
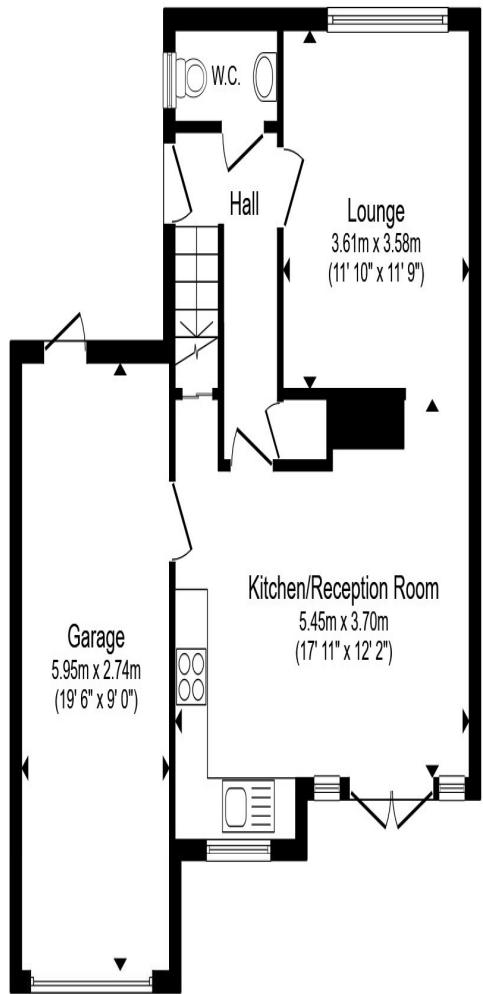
#### **Garage**

19' 6" x 9' ( 5.94m x 2.74m )

With electric up and over door, flat roof and double glazed French providing access to rear.

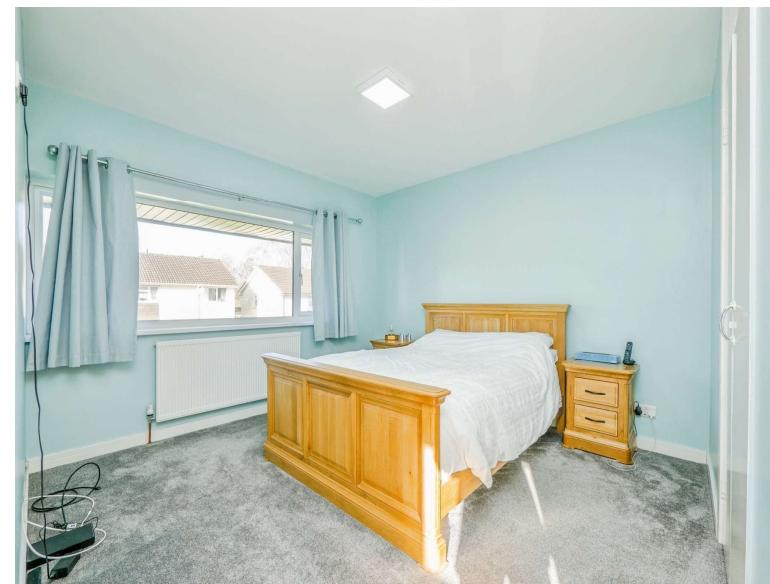
#### **Additional Information**

The vendor has advised that the property was fully refurbished in 2020, which included replacement windows and doors, garage door and silicone rendered.



Total floor area 99.2 m<sup>2</sup> (1,068 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)



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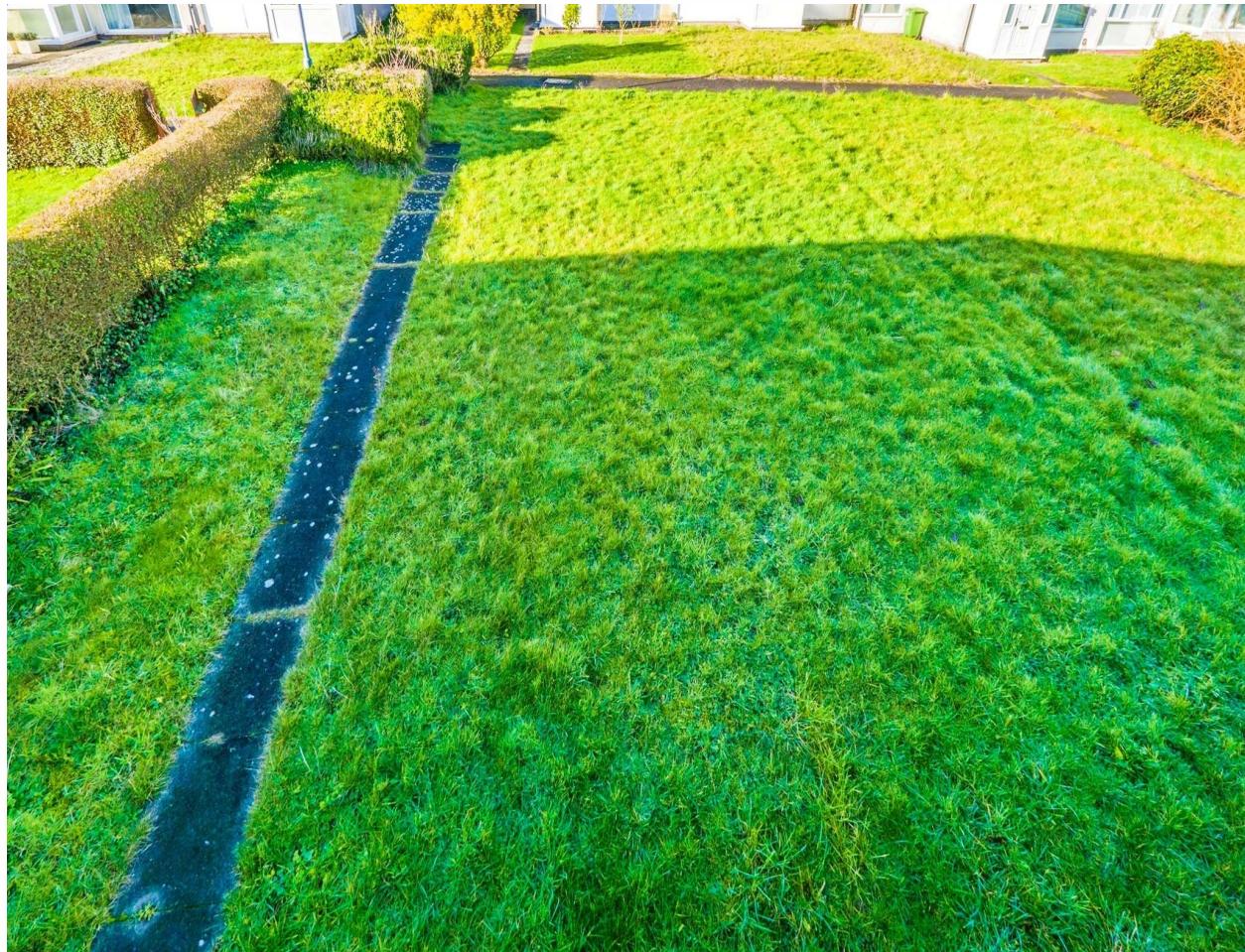
## Ty To Maen Close, Old St. Mellons Cardiff

- Beautifully Presented Semi Detached Family Home
- Three Bedrooms
- Lounge Area
- Fitted Kitchen Area/Dining Area
- First Floor Bathroom and Downstairs WC
- Front and Rear Gardens
- Attached Garage
- Popular Location

Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£325,000**



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Property Ref:  
ROA114588 - 0002

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