



## Allen Close, offers over £375,000

- Council Tax Band - D
- Walking Distance to St Johns College
- Ideally Located for the M4 and A48
- Generous Garden
- Chain Free
- EPC Rating: C



 3  1  1



## About the property

CHAIN FREE | THREE-BEDROOM DETACHED FAMILY HOME | OLD ST MELLONS

A fantastic opportunity to purchase this well-presented three-bedroom detached family home, located on an exclusive and sought-after estate in Old St Mellons. The property is ideally positioned close to St John's College.

## Accommodation

### Entrance Porch

### Cloakroom

### Lounge/Diner/Kitchen

25' 4" max x 24' 3" max ( 7.72m max x 7.39m max )

### Utility Room

8' 7" x 4' 4" ( 2.62m x 1.32m )

### Bedroom One

12' 2" x 9' 6" ( 3.71m x 2.90m )

### En Suite



8' 11" x 6' 1" ( 2.72m x 1.85m )

**Garden**

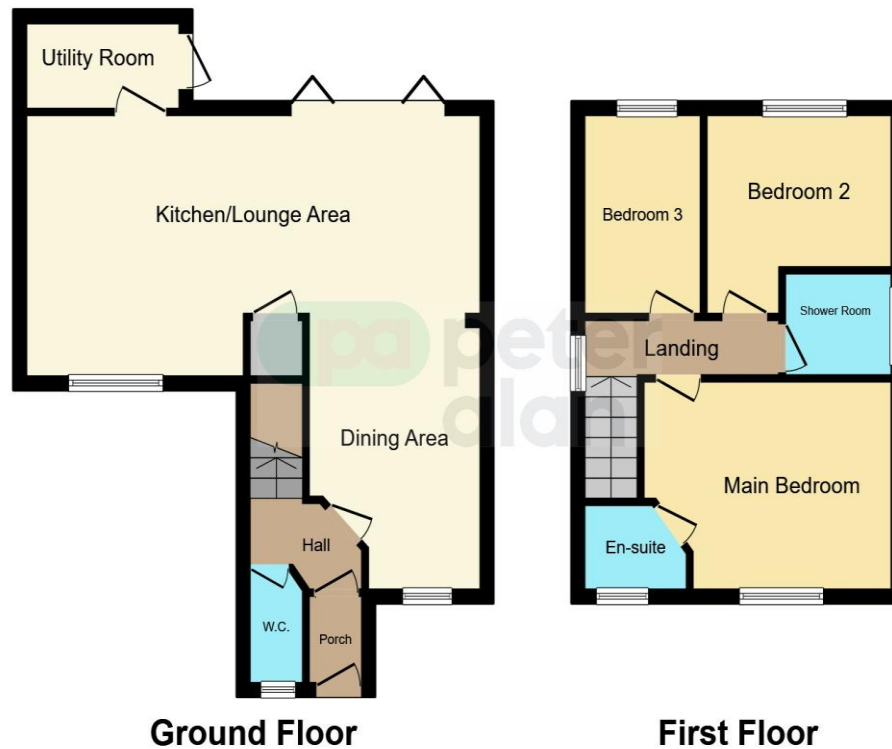
5' 2" x 4' 6" ( 1.57m x 1.37m )

**Bedroom Two**

9' 4" x 7' 10" ( 2.84m x 2.39m )

**Bedroom Three**

## Floorplan



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.focalagent.com](http://www.focalagent.com)

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