



**Willowbrook Street, St. Mellons Cardiff CF3 0FF**

**welcome to**

## **Willowbrook Street, St. Mellons Cardiff**

A beautifully presented end terraced family home, set in the popular location of WILLOWBROOK STREET, ST MELLONS within walking distance of local amenities and easy access to local schools, bus routes and shops. Cardiff City centre is easily accessible. Internal Viewing Recommended!

### **Ground Floor**

#### **Entrance**

Via front door into:

#### **Hallway**

Double glazed window to front aspect, stairs rising to first floor, storage cupboard and access to:

#### **Downstairs Wc**

Fitted with a two piece suite comprising wash hand basin and WC.

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

22' 3" x 13' 7" ( 6.78m x 4.14m )

Lounge/Dining Areas: Double glazed windows to front and rear aspect, radiator and powerpoints.

Kitchen Area: Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated hob and oven, cooker hood, integrated washing machine, dishwasher and fridge/freezer, powerpoints and double glazed French doors providing access to rear garden.

### **First Floor**

#### **Landing**

Storage cupboard and doors providing access to:

#### **Bedroom One**

12' 6" x 12' ( 3.81m x 3.66m )

Double glazed window to front aspect, radiator and door providing access to:

#### **En-Suite**

Fitted with a three piece suite comprising shower cubicle, wash hand basin, WC and heated towel rail.

#### **Bedroom Two**

11' 11" x 11' 8" ( 3.63m x 3.56m )

Double glazed window to rear aspect and radiator.

#### **Bedroom Three**

10' 1" x 7' 5" ( 3.07m x 2.26m )

Double glazed window to rear aspect and radiator.

#### **Bathroom**

Fitted with a three piece suite comprising bath, wash hand basin, WC and heated towel rail.

### **Outside**

#### **Front**

Area laid to lawn with planted beds and driveway to side providing off street parking.

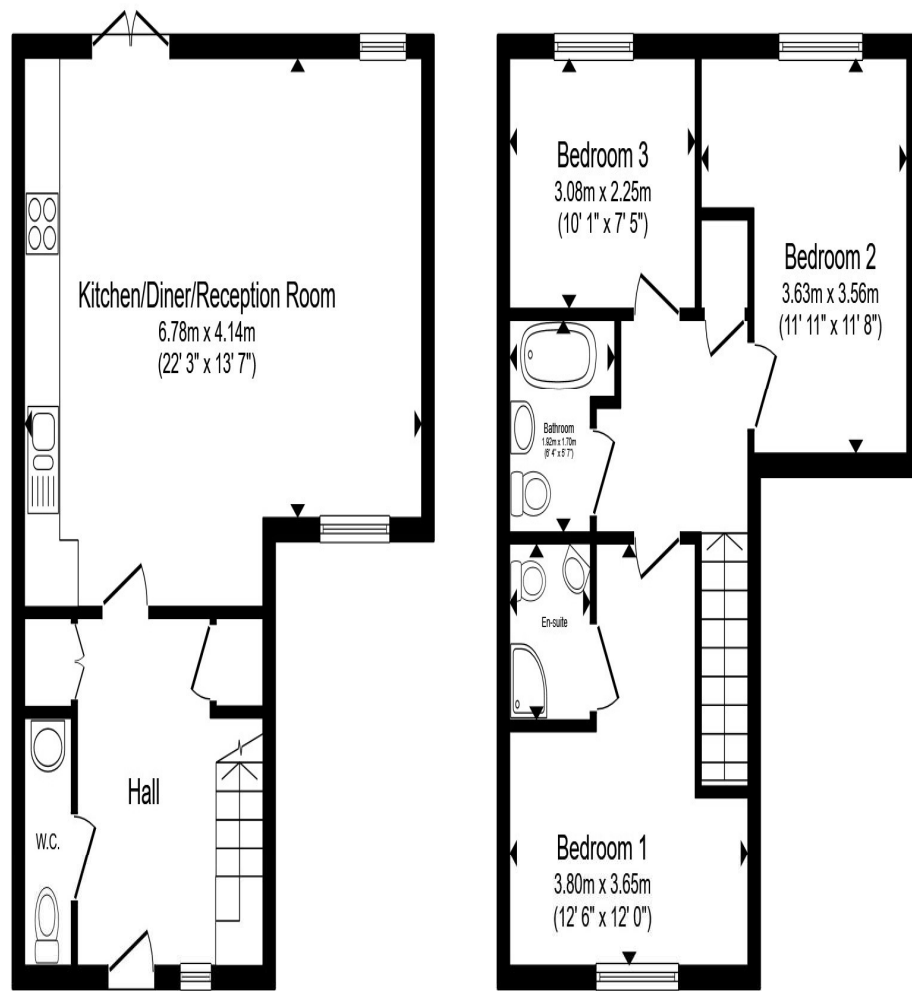
#### **Rear Garden**

Enclosed with paved patio area, artificial grass area, stone chipping's, raised decking area and wooden summer house to remain.

#### **Management Charges**

The vendor has advised that there is a site management fee of approx £67 paid every three months.





**Ground Floor**

**First Floor**

Total floor area 87.4 m<sup>2</sup> (940 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**  
**Willowbrook Street,**  
**St. Mellons Cardiff**

- Modern End Terraced Family Home
- Three Bedrooms
- Master Bedroom with En-Suite
- Open Plan Lounge Area/ Dining Area and Kitchen Area
- First Floor Bathroom
- Front and Enclosed Rear Gardens
- Driveway Providing Off Street Parking
- Popular Location

Tenure: Freehold EPC Rating: B

Council Tax Band: D

offers in excess of

**£280,000**



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Property Ref:  
ROA114529 - 0002

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**allen & harris**



**029 2046 4744**



[roath@allenandharris.co.uk](mailto:roath@allenandharris.co.uk)



84 Albany Road, CARDIFF, South Glamorgan,  
CF24 3RS



**[allenandharris.co.uk](https://allenandharris.co.uk)**