



**Locke Grove, St. Mellons Cardiff CF3 0PX**

**welcome to**

## **Locke Grove, St. Mellons Cardiff**

A well located link-detached home in popular St Mellons, close to amenities, schools, bus routes and with easy access to Cardiff City Centre and the A48/M4. Features a lounge, fitted kitchen/diner, two bedrooms, master en-suite and bathroom. Benefits include drive and detached garage.

### **Ground Floor**

#### **Entrance**

Via a double glazed front door into:

#### **Hall**

Stairs rising to first floor and access to:

#### **Lounge**

14' 5" x 11' 2" ( 4.39m x 3.40m )

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

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

13' 5" x 8' 6" ( 4.09m x 2.59m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, cooker hood, spaces for washing machine and fridge/freezer, radiator, built in understairs cupboard, wall mounted boiler, double glazed window to rear aspect and double glazed aluminium sliding doors providing access to rear garden.

### **First Floor**

#### **Landing**

Double glazed window to side aspect, loft hatch, built in airing cupboard housing tank and doors providing access to:

#### **Bedroom One**

11' 2" x 7' 10" ( 3.40m x 2.39m )

Two double glazed windows to front aspect and radiator.

#### **En Suite**

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

#### **Bedroom Two**

9' 10" x 7' 10" ( 3.00m x 2.39m )

Double glazed window to rear aspect and radiator.

#### **Bathroom**

Fitted with a three piece suite comprising bath, WC, wash hand basin, radiator, tiled flooring, extractor and double glazed window to rear aspect.

### **Outside**

#### **Front**

Paved with stone chipping's and driveway to side providing off street parking.

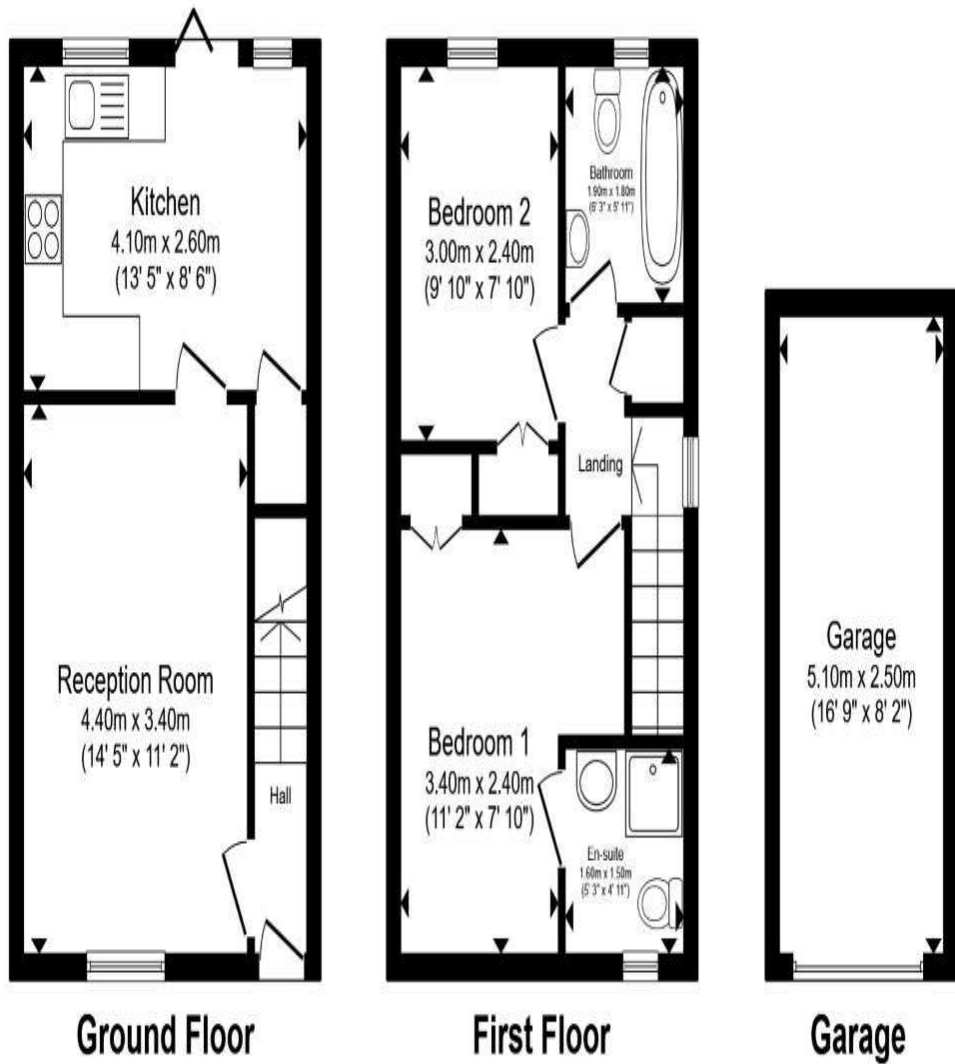
#### **Rear Garden**

Enclosed, paved patio area, stone chipping's, area laid to lawn, patio area behind garage, outside tap and gated side access.

#### **Detached Garage**

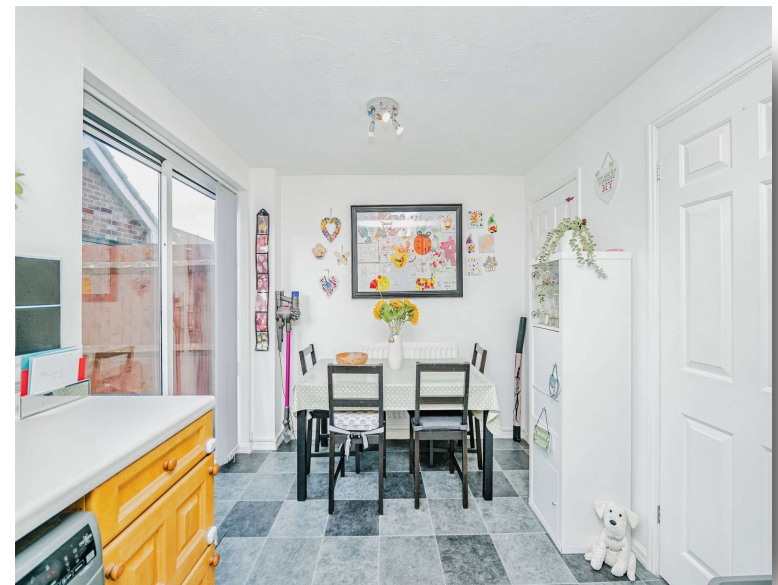
16' 9" x 8' 2" ( 5.11m x 2.49m )

With up and over door.



Total floor area 73.9 m<sup>2</sup> (795 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**  
**Locke Grove,**  
**St. Mellons Cardiff**

- Link-detached home in popular St Mellons
- Two Bedrooms
- Master Bedroom with En-Suite
- Lounge
- Fitted Kitchen Area/ Dining Area

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

offers in excess of

**£240,000**



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Property Ref:  
ROA114637 - 0004

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