



Thrush Close, St. Mellons Cardiff CF3 0PE

welcome to

Thrush Close, St. Mellons Cardiff

A three bedroom semi detached home set in the popular location of ST MELLONS within easy access to local schools, local amenities, bus routes and shops. Public transport provides access to Cardiff City Centre. The property has gas central heating, double glazing, front and rear gardens.

Ground Floor

Entrance

Single glazed timber front door into:

Hall

Laminate flooring, built in storage cupboard and access to:

Downstairs Wc

Fitted with a two piece suite comprising WC, wash hand basin and double glazed timber window to front aspect.

Lounge Area/ Dining Area

15' 9" x 14' 9" (4.80m x 4.50m)

Double glazed timber window to rear aspect, laminate flooring, radiator, electric fireplace, stairs rising to first floor, built in understairs storage and double glazed aluminium sliding door to rear.

Kitchen

11' 6" x 8' 1" (3.51m x 2.46m)

Fitted with wall and base level units with complementary work surface over, sink unit, integrated gas hob and electric oven, spaces for washing machine, dishwasher and fridge/freezer, double glazed timber window to front aspect and single glazed wooden door providing access to side.

First Floor

Landing

Double glazed timber window to side aspect, loft hatch and doors providing access to:

Bedroom One

12' 4" x 8' 6" (3.76m x 2.59m)

Double glazed timber window to front aspect, radiator, spotlights, exposed floorboard and fitted wardrobes over the bed.

Bedroom Two

11' 10" x 7' 5" (3.61m x 2.26m)

Double glazed timber window to rear aspect, radiator and exposed floorboards.

Bedroom Three

6' 11" x 6' 11" (2.11m x 2.11m)

Double glazed timber window to rear aspect, radiator and exposed floorboards.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, spotlights, vinyl flooring, radiator, tiled walls and double glazed timber window to front aspect.

Outside

Front

Area laid to lawn.

Rear Garden

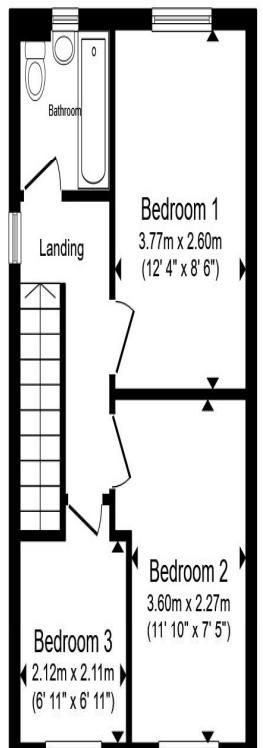
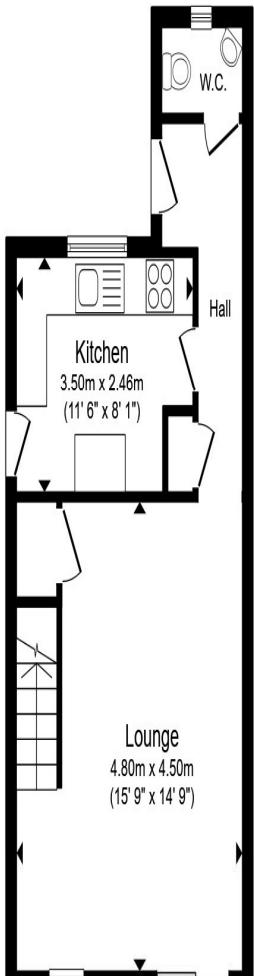
Enclosed with patio area, lawn laid to rear and gated side access from drive.

Driveway

Off street parking for approx two cars single file.

Additional Information

The vendor has advised that the loft is fully insulated and partially boarded.



Total floor area 70.8 m² (762 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



welcome to

Thrush Close,

St. Mellons Cardiff

- Semi Detached Home
- Three Bedrooms
- Lounge
- Fitted Kitchen
- First Floor Bathroom
- Front and Rear Gardens
- Drive Providing Off Street Parking
- Popular Location

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

£240,000



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Property Ref:
ROA114552 - 0003

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029 2046 4744



roath@allenandharris.co.uk



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



allenandharris.co.uk