


# Water Avens Close,

## £425,000

- RARE OPPORTUNITY ON SOUGHT AFTER ROAD
- OVER LOOKING HENDRE LAKE
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- EXTENDED TO INCLUDE ADDITIONAL RECEPTION ROOM
- BEDROOM FIVE USED AS HOME OFFICE / STUDY



5 2 3

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## About the property

Peter Alan Rumney are delighted to bring to the market this impressive five-bedroom detached family home, situated on one of the most sought-after developments in St Mellons. Enjoying a prime position overlooking the picturesque Hendre Lake Park, this spacious property offers versatile living accommodation throughout.

The accommodation briefly comprises a generous living/dining room, conservatory, fitted kitchen, ground floor WC and a converted garage providing additional flexible living space. To the first floor are five well-proportioned bedrooms, including a principal bedroom with en-suite, together with a family bathroom. Bedroom Five is currently used as a study. Externally, the property further benefits from a large enclosed rear garden, ideal for families and outdoor entertaining.

St Mellons remains one of Cardiff's most desirable residential locations, offering an excellent range of local amenities including Tesco Superstore, Boots and Lloyds pharmacies, doctors' surgeries, dental practices, gyms, cafés, restaurants and hair salons.

A particular highlight is Hendre Lake Park, a beautiful conservation area popular with residents for walking,



## Accommodation

**Hallway**

**Cloakroom**

**Living Room**

**Dining Room**

**Kitchen / Diner**

**Conservatory**

**Reception Room Three**

**Bedroom One**

**En-Suite**

**Bedroom Two**

**Bedroom Three**

**Bedroom Four**

**Bathroom**

**Bedroom Five / Study**

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# Floorplan

## Important Information

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