



## Axbridge Crescent, offers over £415,000

- OFF ROAD PARKING
- SIDE EXTENSION USED AS ANNEXE
- REAR GARDEN
- GARAGE
- GRAND FAMILY HOME
- MUST VIEW
- EPC Rating: C



 4  2  2



## About the property

Substantial four-bedroom family home in a prime position at the top of Newport Road, near Old St Mellons. This beautifully extended property features unique touches throughout, showcasing the seller's bespoke carpentry. It also benefits from a self-contained annexe within the side extension, complete with its own kitchen, living area and shower room.



## Accommodation

### Main Entrance

### Kitchen

9' 9" max x 14' max ( 2.97m max x 4.27m max )

### Living Room Opens to...

10' 1" max x 14' 11" max ( 3.07m max x 4.55m max )

### Dining Room

10' 4" max x 8' 2" max ( 3.15m max x 2.49m max )

### Sunroom

10' 2" max x 8' 8" max ( 3.10m max x 2.64m max )

### Annexe Entrance And Hallway

### Annexe Bathroom

### Annexe Kitchen

12' 6" max x 7' 8" max ( 3.81m max x 2.34m max )

### Family Room

10' 8" max x 14' 2" max ( 3.25m max x 4.32m max )

### Bedroom One

12' 6" max x 11' 6" max ( 3.81m max x 3.51m max )

### Bedroom Two

13' 6" max x 9' 11" max ( 4.11m max x 3.02m max )

### Bedroom Three

11' 7" max x 9' 4" max ( 3.53m max x 2.84m max )

### Bedroom Four

13' 6" max x 8' 5" max ( 4.11m max x 2.57m max )

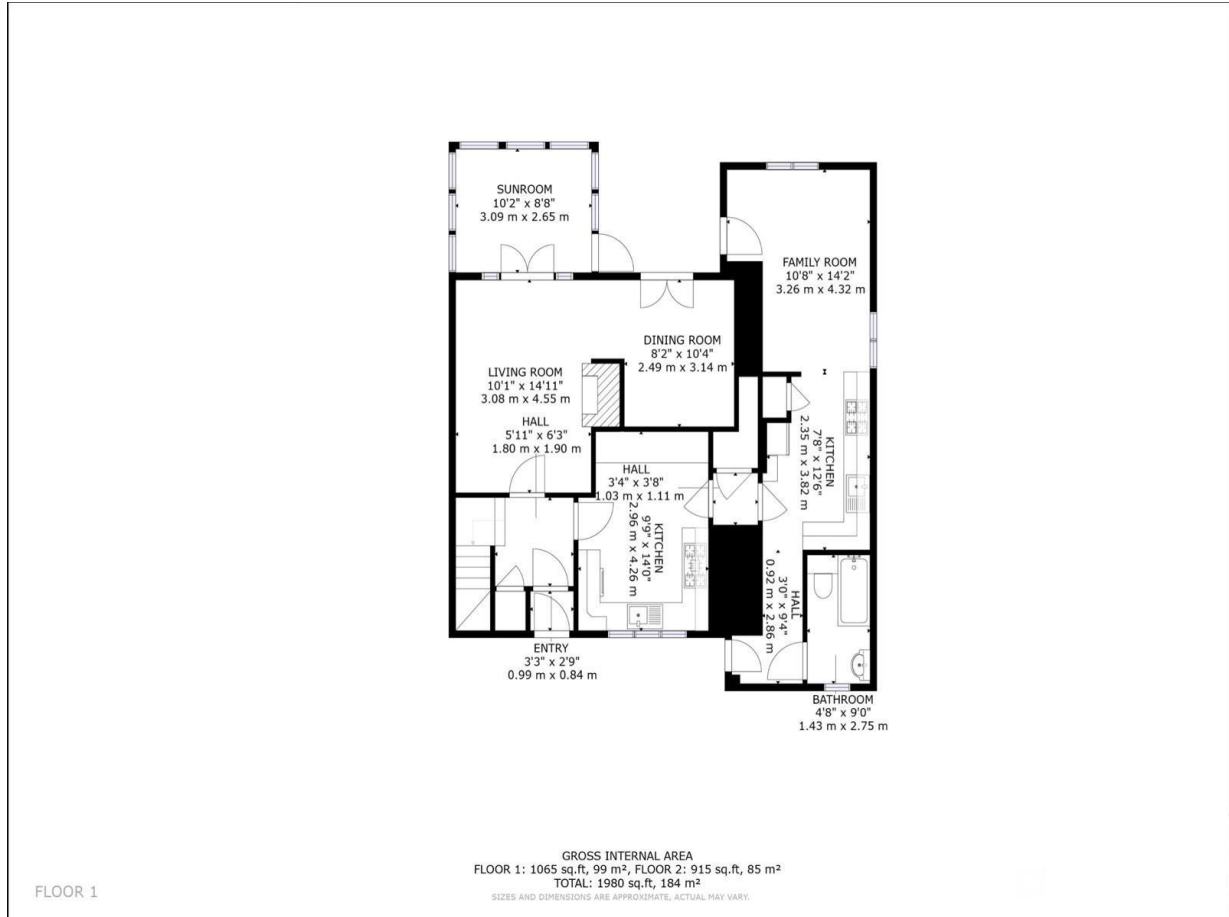
### Bedroom

9' 4" max x 8' 6" max ( 2.84m max x 2.59m max )

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## Floorplan



## Important Information

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