



offers in the region of **£300,000**
freehold

About The Property

This is a perfect opportunity to purchase a much loved four bedroom detached house in St Mellons, benefits from having a spacious entrance Hall, lounge diner, kitchen and downstairs Wc, Four good size bedrooms, large family bathroom and large rear garden.

Entrance

20' x 5' 7" (6.10m x 1.70m)

Enter the property via Upvc double glazed door into a carpeted spacious hall way with stairs leading to first floor, doors leading to lounge/diner, kitchen and downstairs Wc also benefiting from radiator and under stairs storage.

Lounge

14' 6" x 11' 1" (4.42m x 3.38m)

Located to the front of the property with double glazed Upvc windows looking onto the driveway. This spacious lounge area has carpeted flooring, electric fire place, radiator and is open plan to the dining area.

Diner

11' 4" x 8' (3.45m x 2.44m)

Adjoined to the Lounge area with carpeting flooring running throughout the dining area lets in plenty of natural light via the double glazed Upvc patio doors leading onto the rear garden.

Wc

8' 7" x 2' 11" (2.62m x 0.89m)





Accommodation



Comprising of Wc and handbasin, benefiting from storage cupboards, tiled flooring and walls and obscure double glazed windows to side aspect of property.

Kitchen

15' 2" x 7' 11" (4.62m x 2.41m)

Located to the rear of the property this spacious in size

kitchen comprises of matching wall and base units with plenty of incorporated work top space, integrated electric oven and gas hob, stainless steel sink with drainer and mixer tap, space and plumbing for washing machine, dryer and undercounter fridge and freezer, This kitchen also benefits from tiled walls, laminated flooring double glazed windows over looking rear garden and double glazed Upvc door leading to rear garden.

First Floor Landing

7' 8" x 6' 2" (2.34m x 1.88m)

Carpeted stairs leading to the first floor landing of the property comprising of doors leading to four good sized bedrooms and large family bathroom also benefiting from airing cupboard and loft access.

Bedroom One

Located to the front of the property with double glazed Upvc windows to front aspect comprising of carpeting flooring, built in wardrobes and radiator.

Bedroom Two

13' 5" max x 10' 5" (4.09m max x 3.17m)

Spacious size double bedroom located at the rear of the property with garden views via the double glazed Upvc windows benefiting from built in storage, radiator and carpeted flooring.



Peter Alan - Rumney

02920 792888
rumney@peteralan.co.uk
peteralan.co.uk

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

