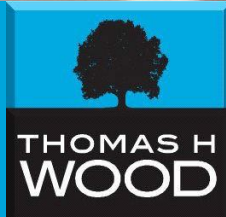




60 Heol Bennett

Old St. Mellons, Cardiff, CF3 6AG



Guide Price £360,000

4 Bedrooms



An immaculately presented and well-proportioned four bedroom detached property in the popular area of Old St Mellons. Built in 2018, this fantastic home is perfectly suited for modern living with a spacious kitchen/diner, four excellent bedrooms and a detached garage. The accommodation comprises: entrance hall, wc, living room and kitchen/dining on the ground floor, with four bedrooms, family bathroom and an en suite on the first floor. The property benefits from gas central heating, double glazed windows and ample driveway parking. The property is within easy access to all local amenities and the excellent transport links. Sold with no onward chain.

ENTRANCE

Entrance via composite front door leading to spacious hallway with carpeted floors, radiator panel, painted walls, smooth ceiling and doors to all rooms.

LOUNGE

10' 9" x 17' 10" (3.29m x 5.44m) A generous lounge overlooking the front aspect with carpeted floors painted walls, smooth ceiling, radiator with TRV, UPVC window, TV and aerial points.

KITCHEN DINER

18' 8" x 12' 3" (5.71m x 3.74m) a lovely kitchen diner with a mixture of wall and base units with high gloss doors and contrasting worksurfaces and splashback. Integrated appliances include washing machine, dishwasher, fridge freezer, oven and grill, gas hob with chrome canopy over. Luxury lino flooring, radiator with TRV UPVC window and French doors to garden. Useful under stairs storage cupboard.

WC

3' 5" x 5' 2" (1.05m x 1.58m) with low-level WC, painted walls, half tiled splashback, pedestal wash hand basin with chrome mixer tap, UPVC window to front aspect, radiator panel.



LANDING

A spacious landing with carpeted floors doors to all rooms, loft hatch and airing cupboard.

MASTER BEDROOM

10' 8" x 12' 3" (3.27m x 3.74m) with carpeted floors, painted walls, radiator with TRV, UPVC window to rear aspect, room thermostat, aerial point door to

EN-SUITE BATHROOM

10' 9" x 4' 0" (3.28m x 1.23m) a three-piece suite with enclosed shower and glazed doors tiled enclosure, half tiled walls, lino flooring, low-level WC, pedestal wash hand basin with chrome mixer tap, UPVC window to side aspect, radiator panel.

BEDROOM TWO

10' 9" x 8' 8" (3.28m x 2.66m) with carpeted floors painted walls, smooth ceiling, radiator with TRV, UPVC window to front aspect.

BEDROOM THREE

7' 8" x 8' 5" (2.35m x 2.59m) with carpeted floors, painted walls, smooth ceiling, radiator with TRV, UPVC window to front aspect.

BEDROOM FOUR

7' 9" x 9' 0" (2.37m x 2.76m) with carpeted floors, painted walls, smooth ceiling, UPVC window to rear aspect, radiator panel with TRV.

FAMILY BATHROOM

10' 9" x 6' 0" (3.28m x 1.84m) three-piece bathroom suite with low-level WC, pedestal wash hand basin, bath with chrome mixer shower, half tiled walls, lino flooring, UPVC window to side aspect, radiator panel with TRV.

OUTSIDE

Front Driveway to the side of the property with space for three cars, access to garage with up and over door and security light. Gate to rear garden.

Rear Garden - The patio is accessed from the kitchen to laid to lawn with mature shrubs. Door to driveway and access to garage.

TENURE

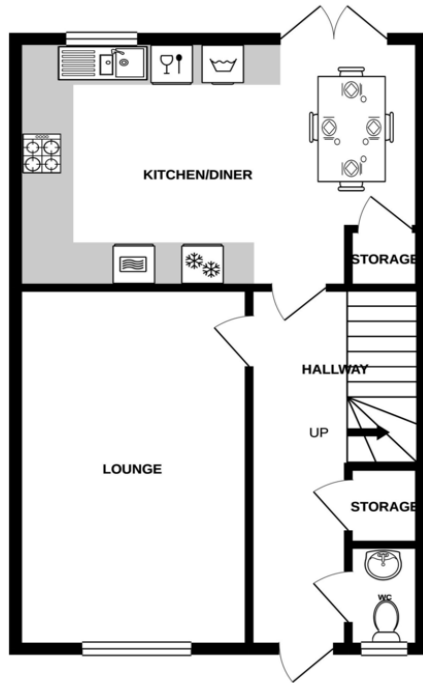
This property is understood to be Freehold. This will be verified by the purchaser's solicitor

COUNCIL TAX

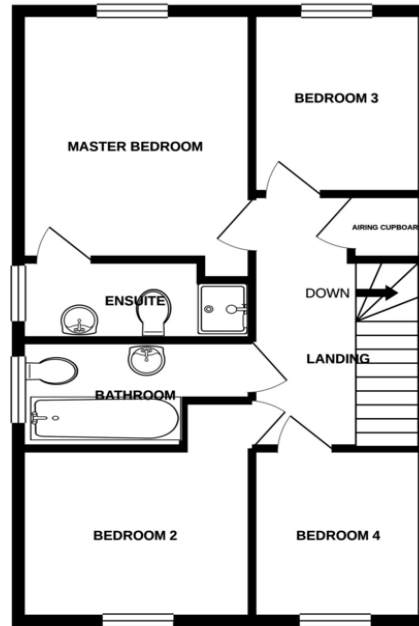
Band F



GROUND FLOOR
52.4 sq.m. (564 sq.ft.) approx.

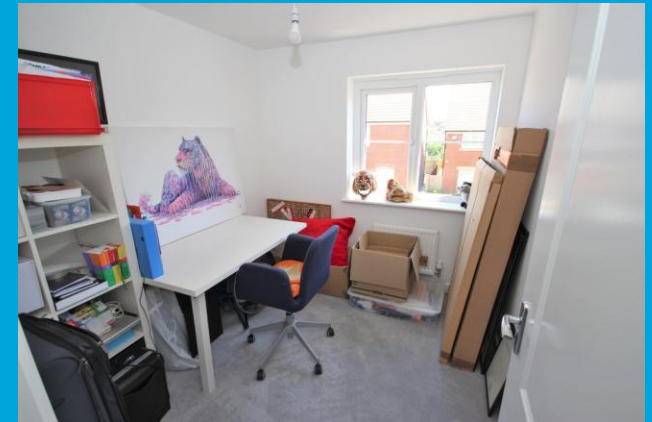


1ST FLOOR
52.4 sq.m. (564 sq.ft.) approx.



TOTAL FLOOR AREA : 104.9 sq.m. (1129 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements