

Hogg & Hogg

Estate Agents

17 Willowbrook Street, St. Mellons, Cardiff, CF3 0FF

£300,000



www.hoggandhogg.wales



Property Description

Very well proportioned and beautifully presented four bedroom family home on a new development in St Mellons just two years old. wonderful feeling of space throughout with a large entrance hallway, downstairs cloakroom, kitchen and generous living/ding room to the ground floor. To the first a spacious landing leading to the four bedrooms, master with en-suite and family bathroom. Outside a driveway to the front and great size enclosed garden to the rear. Easy access to the A48/ M4 link and excellent transport links to the City Centre. Ideal family home.

HALLWAY

Spacious hallway with access to living room, kitchen, cloakroom, and staircase to first floor. Storage Cupboard.

CLOAKROOM/W.C

Close coupled w.c with wash hand basin. Radiator.



KITCHEN/BREAKFAST ROOM

15' 10" x 8' 7" (4.83m x 2.62m)

Well fitted modern kitchen with a matching range of wall and floor units and complementary worktops over. Stainless steel sink and drainer with mixer tap. Built in electric oven with gas hob over and extractor hood above. Integrated fridge freezer and dishwasher. Space for washing machine. Attractively tiled walls with shelving. Tiled flooring. Window to the front aspect. Radiator. Ample space for dining table and chairs.

LIVING/DINING ROOM

28' 1" x 11' 10" (8.56m x 3.61m)

Light and spacious living room with dual aspect windows. Two to the rear aspect and double glazed doors opening out onto the garden, further window to the front aspect. Two radiators. Wood laminate flooring.

FIRST FLOOR LANDING

Approached via carpeted staircase with balustrade to sizeable landing area. Access to all first floor rooms. Airing cupboard. Loft hatch.

BEDROOM ONE

13' 7" x 10' 10" (4.14m x 3.3m)

Master bedroom with window to the front aspect. Radiator. Carpeted flooring. Access to en-suite.

MASTER EN-SUITE

Shower cubicle with glass door, close coupled w.c, pedestal wash hand basin. Chrome heated towel rail. Extractor fan.

BEDROOM TWO

11' 11" x 10' 2" (3.63m x 3.1m)

Double bedroom with window to the rear aspect. Radiator. Continuation of carpeted flooring.

BEDROOM THREE

10' 8" x 9' 8" (3.25m x 2.95m)

Further double bedroom with window to the rear aspect. Radiator. Continuation of carpet.



BEDROOM FOUR

8' 4" x 6' 11" (2.54m x 2.11m)

Good size fourth bedroom with window to the rear aspect. Wood laminate flooring. Radiator.

FAMILY BATHROOM

Three piece suite comprising paneled bath with shower over, pedestal wash hand basin and close coupled w.c. Tiled splash areas. Chrome heated towel radiator.







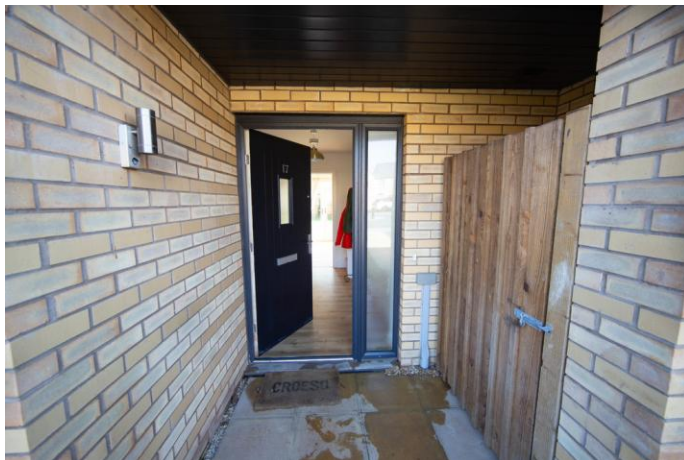


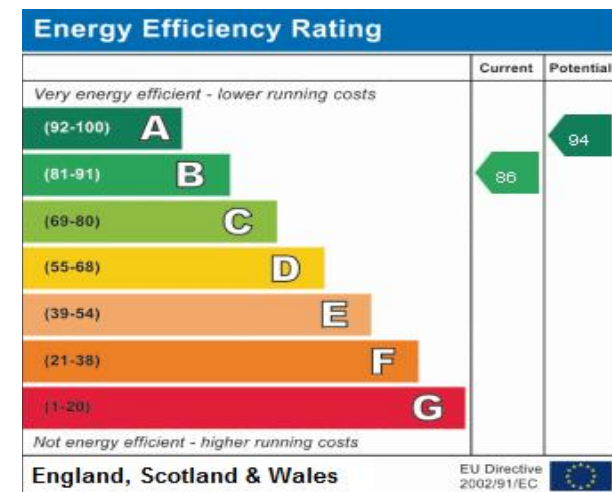
FRONT GARDEN

Driveway for two cars. Lawn and shrub area.

REAR GARDEN

Fenced on three sides. Mostly laid to lawn with patio area.





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