

88 Willowbrook Gardens,

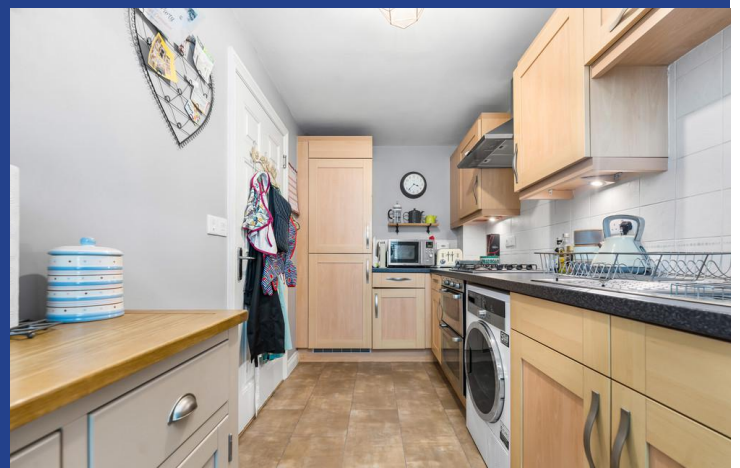
St. Mellons, Cardiff, CF3 0BY



Estate Agents and
Chartered Surveyors

Asking Price Of

£260,000



Town House



Property Description

A modern town house offering ample space for a growing family. Offering a light and welcoming hallway with access to the kitchen, cloakroom and lounge with French doors leading into the rear garden. To the first floor you will find bedrooms two and three with a spacious family bathroom complete with three piece suite. Finally to the second floor you will find the master bedroom, dressing room and en suite shower room.

To the rear of the property you will find an enclosed garden which has been beautifully landscaped with a combination of paving and lawn with a fence surround.

Tenure Freehold

Council Tax Band E

Floor Area Approx TBC

**Viewing Arrangements
Strictly by appointment**

LOCATION

The area of St. Mellon's is conveniently located just a short drive from the A48 offering easy access in and around Cardiff. St Mellon's itself offers a wealth of local shops, take away's and retailers with a real community atmosphere. With the up and coming train station to be added as an addition, St Mellon's truly is a great area to call home.

ENTRANCE HALLWAY

Approached via a composite entrance door with double glazed window to upper part leading to the entrance hallway, large storage cupboard with shelving, staircase to first floor, laminate flooring and radiator.

CLOAKROOM

Comprising low level wc, vanity wash hand basin with storage below, tiled splash back, obscure glass window to front and radiator.

KITCHEN

12' 9" x 6' 2" (3.90m x 1.90m)

Appointed along two sides in woodgrain finish effect panelled fronts beneath round nosed worktop surfaces, inset 1.5 bowl stainless steel sink with side drainer, inset four ring gas hob with cooker hood above, oven below, integrated fridge freezer, plumbing for washing machine and space for

tumble dryer, wall tiling to splash back areas, matching range of eye level wall cupboards, window to front and extractor fan.

LOUNGE & DINER

16' 4" x 13' 4" (4.99m x 4.07m)

An excellent sized principal reception with french doors to the rear garden, feature fireplace with wooden surround, under stairs storage cupboard, laminate flooring and radiator.

FIRST FLOOR LANDING

Approached via a full turning staircase leading to the first floor landing, radiator and additional staircase to second floor.

BEDROOM TWO

13' 3" x 11' 6" (4.06m x 3.53m)

A good sized double bedroom overlooking the delightful rear garden, radiator.

BEDROOM THREE

13' 3" x 10' 11" (4.05m x 3.34m)

With two windows overlooking the close, a further double bedroom, radiator.

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FAMILY BATHROOM

White suite comprising low level wc, vanity wash hand basin, panelled bath with shower mixer tap, tiled splash back, radiator and extractor fan.

SECOND FLOOR LANDING

Approached via a full turning staircase, door to bedroom one.

BEDROOM ONE

14' 6" x 13' 4" (4.42m x 4.07m)

With former bay window to front, an excellent sized principal bedroom, airing cupboard housing the hot water cylinder with shelving, radiator and archway leading to the dressing room.

DRESSING ROOM

10' 1" x 6' 4" (3.09m x 1.95m)

With velux window to rear pitch, space for wardrobes and dressing table, door to ensuite.

ENSUITE SHOWER ROOM

White suite comprising low level wc, vanity wash basin with storage below, double width shower cubicle with 'Hydramax' shower, wall tiling to splash back areas, electric shaver point, velux window to rear pitch, extractor fan and built in storage cupboard with shelving.

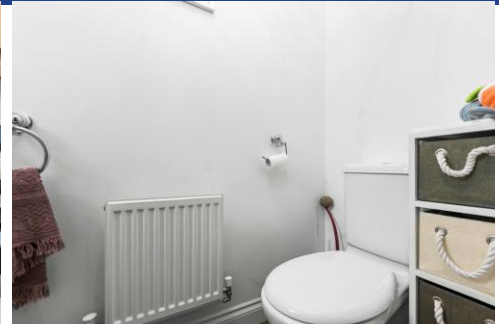
OUTSIDE

Rear garden - A long rear garden enjoying a south westerly aspect comprising a large paved patio area leading onto an area of lawn, with inset sleeper beds of plants and shrubs, rear area of decorative stones with raised vegetable bed, garden enclosed by timber fencing, outside power point and outside tap. Timber storage shed.

Front garden - With beds of plants and shrubs, central pathway to front door.

Parking - Driveway with parking for two cars, located to the left of the row of properties, being the central driveway.

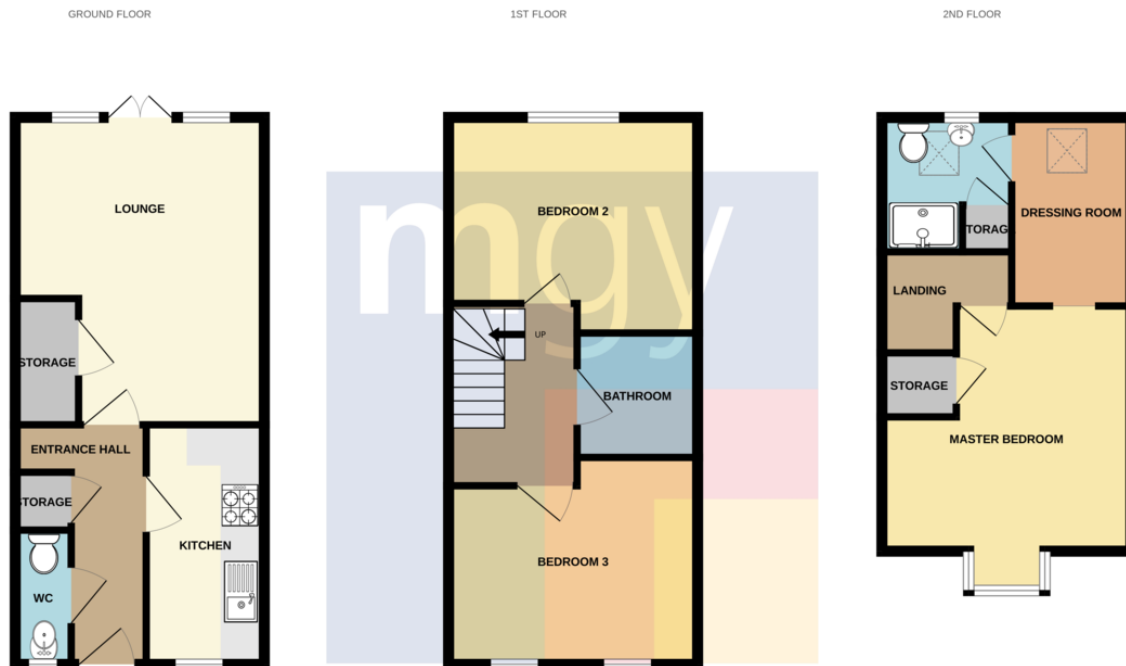
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