

51 Cypress Crescent, St. Mellons, Cardiff, CF3 2WL



Estate Agents and
Chartered Surveyors

Asking Price Of

£525,000



Detached House

4

2

3

3

Property Description

****MODERN DETACHED FAMILY HOME**** Situated close to good road links this property offers spacious accommodation to include entrance hall, kitchen/dining, utility, lounge, study and cloakroom to ground floor, master bedroom with en-suite plus three further bedrooms and family bathroom to first floor. The property is set in front and rear gardens with double width driveway and double garage. ****Viewing Recommended****

Tenure Freehold

Council Tax Band G

Floor Area Approx 1,604 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is located in the St Mellons area in Cardiff, close to shops and amenities, good public transport available and with easy access to the M4.

ENTRANCE HALLWAY

Enter into hallway via composite front door. L shaped hall with smooth walls and ceilings with a central light pendant finished with luxury vinyl tiled flooring. Doors leading into kitchen/diner, lounge, study and cloakroom. Built in double storage cupboard.

KITCHEN/DINING ROOM

19' 10" x 13' 4" (6.06m x 4.07m)
Open plan kitchen and dining room with smooth walls and ceiling, spot lighting with pendant light above the dining table finished with luxury vinyl tiled flooring. The kitchen is fitted with a range of high gloss base and eye level units with solid wood worktops over. Built in double oven, five ring gas hob and cooker hood over. Inset ceramic 1.5 bowl sink unit plus drainer. Integral fridge/ freezer, dishwasher and wine cooler. Built in breakfast bar with seating for three. Door leading to utility room. uPVC double glazed bay window to front with fitted shutters and uPVC double glazed box shapes French doors leading to rear garden.

UTILITY ROOM

6' 3" x 5' 2" (1.91m x 1.59m)
Smooth walls and ceilings with a central light pendant finished with luxury vinyl tiled flooring. Fitted with a range of high gloss base and eye level units with solid wood worktops over. Space for washing machine. Composite door leading to rear garden.

LOUNGE

18' 3" x 12' 1" max (5.57m x 3.69m)
Smooth walls and ceilings with a two central light pendant finished with wooden floors. uPVC double glazed window to rear, uPVC double glazed bay window to side and uPVC double glazed French doors leading to rear garden.

STUDY

9' 3" x 9' 0" max (2.83m x 2.75m)
Smooth walls and ceilings with a central light pendant finished with wooden flooring. uPVC double glazed window to front with fitted shutters.

CLOAKROOM

Fitted with a modern two piece bathroom suite comprising WC and wash hand basin. Half tiled walls with smooth ceilings, a central light pendant finished with luxury vinyl tiled flooring. uPVC double glazed obscure window to side.

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FIRST FLOOR LANDING

Smooth walls and ceilings with two central light pendant finished with carpeted flooring. Doors leading to all bedrooms and family bathroom. Single door leads to storage room housing water tank.

BEDROOM ONE

17' 4" x 12' 1" (5.30m x 3.69m)

Smooth walls and ceilings with a central light pendant finished with carpeted flooring. Built in sliding mirrors wardrobes. Door leading to en suite shower room. uPVC double glazed window to front and rear.

EN-SUITE

Fitted with a modern three piece bathroom suite comprising walk in double shower with sliding door, WC and wash hand basin. Tiled walls with smooth ceilings, a central light pendant finished with luxury vinyl waterproof tiled flooring. uPVC double glazed obscure window to rear.

BEDROOM TWO

12' 5" x 9' 1" (3.81m x 2.79m)

Smooth walls and ceilings with a central light pendant finished with carpeted flooring. Built in high gloss wardrobes. uPVC double glazed window to front and side. Single door leading to storage over the stairs.

BEDROOM THREE

11' 5" x 8' 9" (3.50m x 2.68m)

Smooth walls and ceilings with a central light pendant finished with carpeted flooring. Built in wardrobes. uPVC double glazed window to front.

BEDROOM FOUR

11' 5" x 8' 10" max (3.50m x 2.71m)

Smooth walls and ceilings with a central light pendant finished with carpeted flooring. Built in double wardrobes. uPVC double glazed window to rear.

BATHROOM

Fitted with a modern four piece bathroom suite comprising walk in shower with sliding glass door, separate bath, WC and wash hand basin - half tiled. Smooth walls and ceilings with a central light pendant finished with tiled flooring. uPVC double glazed obscure window to front.

OUTSIDE

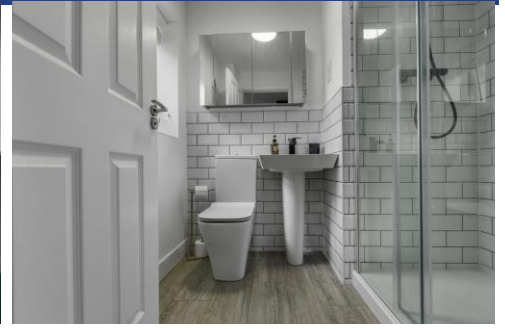
Front - An enclosed gated front courtyard garden with paved path leading to front door and a range of plants and shrubbery.

Rear - An enclosed landscapers garden offering a combination of paving, decking, artificial grass and lawn. Brick wall surround weakly facing with rear garden garden providing access to the driveway and garage.

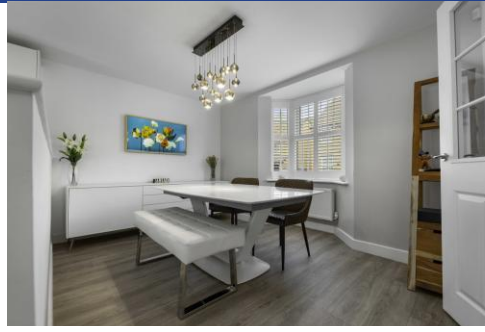
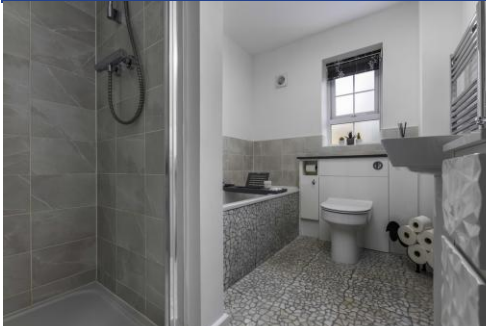
GARAGE

Detached double garage with electrical garage door fitted with power sockets and lighting. Loft storage over head in the garage space. Parking can be found in front of the garage via double width driveway.

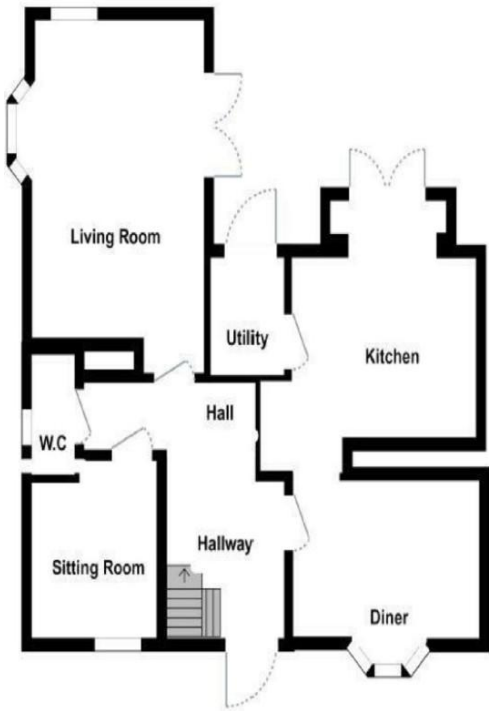
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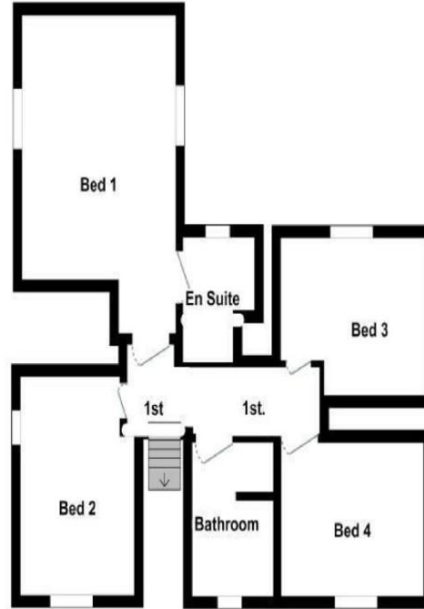


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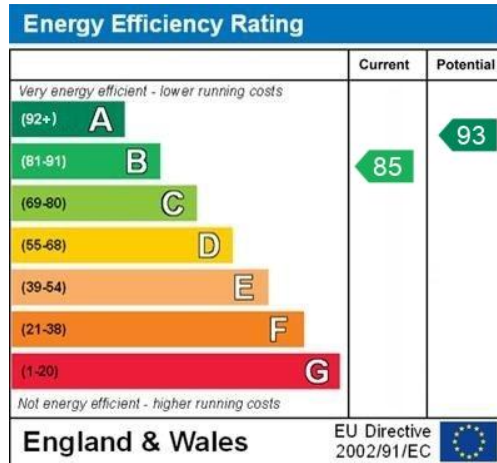
For illustration purposes only. Not to scale.

Ground Floor



For illustration purposes only. Not to scale.

1st Floor



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