



48 SANDERLING DRIVE
ST. MELLONS
CARDIFF CF3 0DJ

ASKING PRICE OF
£280,000



SEMI-DETACHED HOUSE



3



1



1



1

MGY offer for sale this lovely 3 bedroom Semi-detached property in the popular St Mellons area. The property has been very well maintained and modernised by the present owner and is an ideal family home. The accommodation comprises of a spacious lounge with added bifold doors to the rear garden, kitchen, dining room, 2 double bedrooms and a single bedroom and full size bathroom. There is also a great size garden to the rear and a driveway allowing off road parking.

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 861 SQ FT

VIEWING: 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 HALL

4' 10" x 5' 11" (1.490 m x 1.816m)
Enter into hallway via composite front door. Light pendant. Built in storage cupboard. Doors to all rooms. Stairs leading to first floor. Oak style laminate flooring.

LIVING ROOM

16' 5" x 12' 0" (5.005m x 3.659m)
Bifold doors leading to rear garden. Two light pendants. Feature fireplace. Radiator. Oak style laminate flooring.

KITCHEN

10' 1" x 8' 2" (3.094 m x 2.502m)
PVC Window to front aspect. Light pendant. A range of base and wall mounted cabinets with contrasting square edge countertops. Space for white goods. 4 ring Induction hob. Integrated oven with extractor hood above. Stainless steel sink. Oak style laminate flooring.

DINING ROOM

7' 7" x 16' 10" (2.320 m x 5.132m)
PVC Window to front aspect. Light pendant. Radiator. Oak style laminate flooring.

FIRST FLOOR LANDING

3' 7" x 8' 11" (1.100m x 2.724m)
Loft hatch. Light pendant. Doors to all rooms. Carpet flooring.

BEDROOM 1

9' 9" x 12' 4" (2.991m x 3.784m)
Light pendant. PVC window to rear aspect. Radiator. Double doors to walk in wardrobe/ Bedroom 3. Carpet flooring.

BEDROOM 2

8' 6" x 9' 0" (2.601 m x 2.749m)
Light pendant. PVC Window to front aspect. Built in wardrobe. Carpet flooring.

BEDROOM 3

9' 6" x 6' 5" (2.905m x 1.975m)
Currently used as a dressing room. Light pendant. PVC Window to rear aspect. Radiator. Carpeted.

BATHROOM

5' 5" x 7' 1" (1.667 m x 2.180m)
Light pendant. PVC window with obscure glass to front aspect. Bath and shower unit. Wash hand basin unit. Tiled walls. Ladder style radiator. WC with inset flush. Extractor fan. Oak style laminate flooring.

OUTSIDE

Front - Paved driveway to the front provides off road parking.

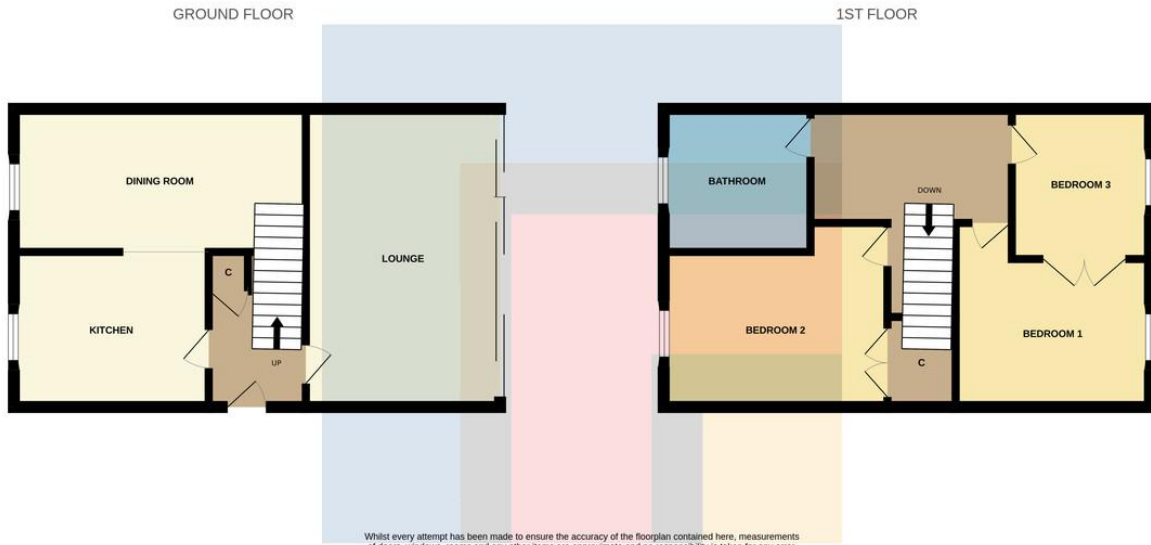
Rear - Patio sitting area. Laid to lawn with a range of plants and shrubs. Decorative pebbles with stepping stone path. Side access with shed.



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BIRCHGROVE 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South
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