



Hornbeam Close, St. Mellons Cardiff CF3 0JA

welcome to

Hornbeam Close, St. Mellons Cardiff

A lovely semi-detached home set on a generous corner plot in popular St Mellons. Offering a welcoming lounge and a bright kitchen/diner, plus two bedrooms and a family bathroom upstairs. The property benefits from gas central heating, double glazing, front and rear gardens and a driveway.

Ground Floor

Entrance

Via a double glazed front door into:

Lounge

12' 2" x 11' 11" (3.71m x 3.63m)

Double glazed window to front aspect, stairs rising to first floor, laminate flooring, spotlights, radiator, electric fire and access to:

Kitchen/ Diner

11' 10" x 9' 2" (3.61m x 2.79m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, extractor hood, spaces for washing machine and fridge/freezer, integrated dishwasher, laminate flooring, double glazed window to rear aspect and double glazed French doors providing access to rear garden.

First Floor

Landing

Doors providing access to:

Bedroom One

12' x 9' 3" (3.66m x 2.82m)

Double glazed window to rear aspect, laminate flooring and radiator.

Bedroom Two

12' x 7' 3" (3.66m x 2.21m)

Double glazed window to rear aspect and radiator.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, tiled walls, radiator, built in cupboard housing combi boiler and double glazed window to side aspect.

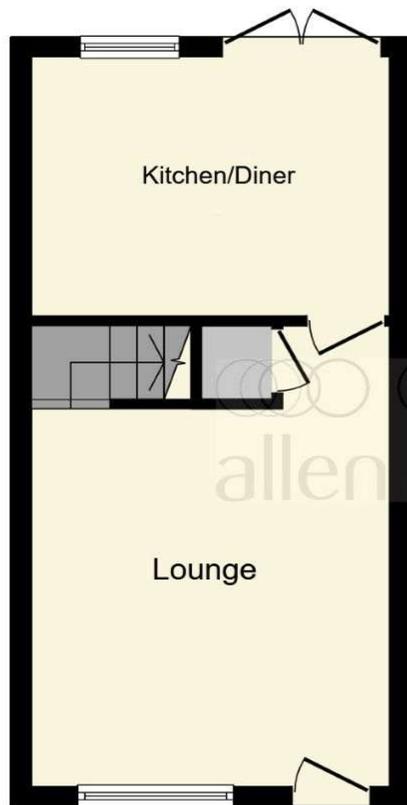
Outside

Front

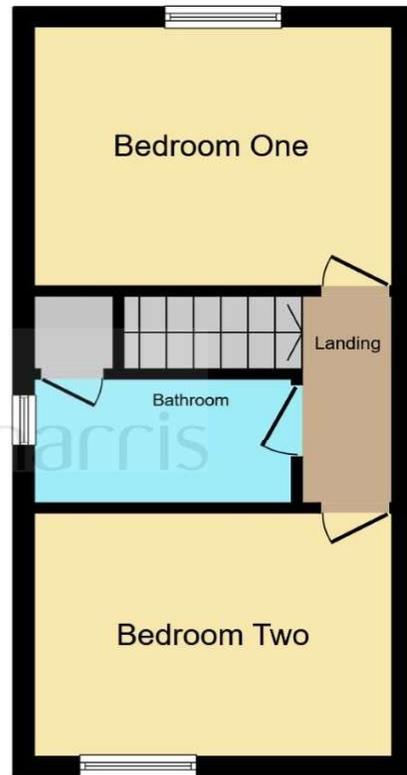
Area laid to lawn, path leading to front entrance and driveway providing off street parking for approx. two cars.

Rear Garden

Spacious corner plot, area laid to lawn, patio area and gated side access.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to
Hornbeam Close,
St. Mellons Cardiff

- Semi Detached Home
- Two Bedrooms
- Lounge
- Fitted Kitchen/ Diner
- First Floor Bathroom

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in excess of

£220,000



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Property Ref:
ROA114691 - 0003

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