



Clos Hendre Gadno Old St Mellons Cardiff CF3 5UJ



A modern four bedroom detached family home constructed in 2012, the property has excellent facilities, located in Old St. Mellons, the village has local shops and public houses, in close proximity to St Johns College (a leading independent school) the property further benefits with easy access to the A48, M4 and bus route links to both Cardiff and Newport City Centres.

Accommodation briefly comprises: Entrance hallway, lounge, kitchen/diner, orangery (completed 2017), cloakroom & utility room to the ground floor. To the first floor there are four double bedrooms (master en-suite) and family shower room. Externally there are gardens to front and rear, off road parking and garage. EPC Rating: B-84

To arrange a viewing please contact Matthews Estate Agents on 02920 765744 or call into our office at 23 Clearwater Way, Lakeside, Cardiff CF23 6DL.

£362,000

Entrance Hallway

Enter via double glazed door with canopy over, doors to lounge, kitchen/dining room & cloakroom, under stairs storage cupboard, stairs rising to first floor, radiator, wood effect flooring.

Lounge

23'8" x 12'4" (7.21m x 3.76m).

Front aspect uPVC double glazed window, rear aspect uPVC double glazed French doors with glazed side panels to Orangery, radiator, wood effect flooring.



Open Plan Kitchen/Dining Room

23'8" x 10'8" (7.21m x 3.25m).

Rear aspect uPVC double glazed window overlooking garden, front aspect uPVC double glazed window, fitted wall & base units, to include, glazed display cabinet, deep pull out pan drawers, roll top work surfaces with matching upstands,, stainless steel sink & drainer unit, tiled splashbacks, integrated fridge/freezer, plumbed for dishwasher, integrated electric double oven with gas hob & extractor hood over, radiators, wood effect flooring, door to:



Orangery

19'4" x 10'4" (5.9m x 3.15m).

Stunning orangery (installed 2017) with uPVC double glazed windows & uPVC double roof lantern, uPVC double glazed doors opening to garden, downlighting, underfloor heating ceramic tiled floor, door to utility room.



Utility Room

6'7" x 5'10" (2m x 1.78m).

Fitted wall & base units, stainless steel sink unit, roll top work surface, wall mounted "Ideal" gas boiler, plumbed for washing machine, tiled splash backs, radiator, wood effect flooring, door to orangery.

Cloakroom

Two piece suite comprising: close coupled WC, pedestal wash basin, extractor fan, radiator, wood effect flooring.

Landing

Panelled doors to bedrooms, family shower room, airing cupboard, loft access, radiator.



Bedroom Two

13'9" x 11'6" max (4.2m x 3.5m max).

Front aspect uPVC double glazed window, radiator, wood effect flooring.

Master Bedroom

13'11" x 12'8" (4.24m x 3.86m).

Front aspect uPVC double glazed window, fitted mirror wardrobes, radiator, wood effect flooring, door to:



Bedroom Three

11'9" x 9'10" max (3.58m x 3m max).

Rear aspect uPVC double glazed window, radiator, wood effect flooring.

En-Suite Shower Room

Fitted three piece suite comprising: close coupled WC, double shower cubicle with thermostatic controlled shower over, tiled splash backs, pedestal wash basin, extractor fan, wood effect flooring.



Family Shower Room

Rear aspect uPVC obscure double glazed window, fitted three suite comprising double shower cubicle with glazed side panells and sliding shower door, themostic controlled shower, close coupled WC, pedestal wash basin, shaver point, extractor fan, wood effect flooring.



Bedroom Four

12'7" x 7'4" max (3.84m x 2.24m max).

Rear aspect uPVC double glazed window, radiator, wood effect flooring.



EXTERNALLY

Front Garden

Landscaped front garden with attractive Costwold stone finish, planted with grasses and shrubs, steps from the front door up to parking area and garage, wood panel fence to side & wrought iron decorative panel.

Garage

Access via up & over door, power & lighting.

Rear Garden

Wrap around garden is enclosed with feather board fence panel to boundaires, mainly laid to lawn with mature trees & shrubs. cold water tap, electric socket, paved pathway to front.



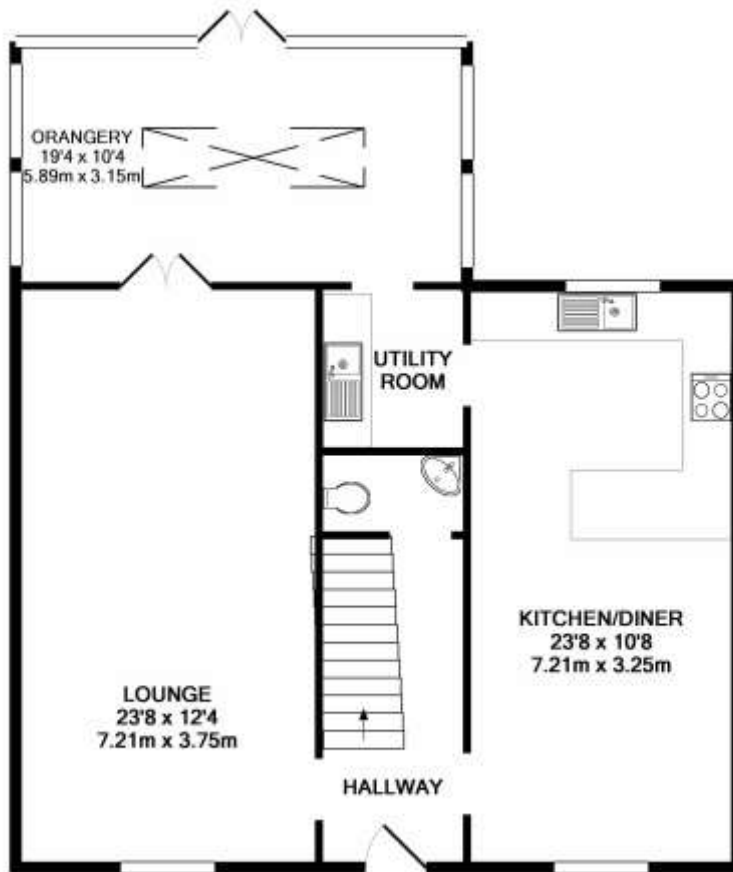
VIEWING ARRANGEMENTS

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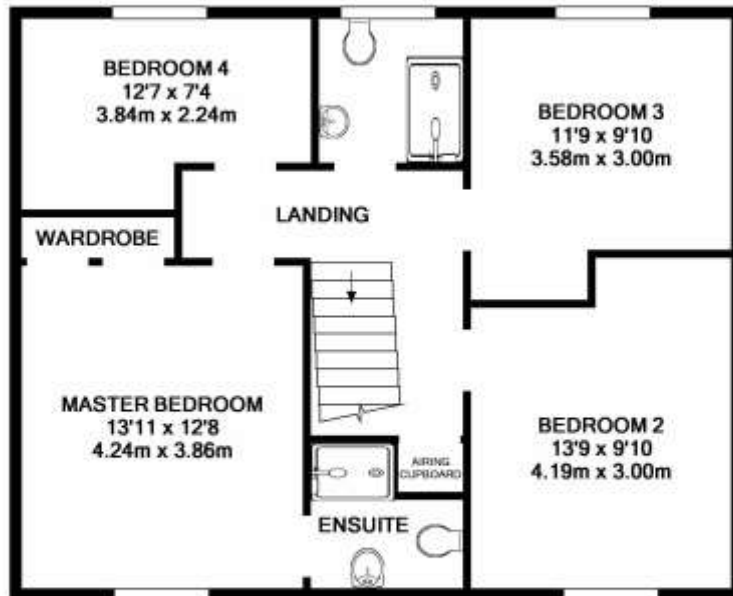
OPENING HOURS

Monday to Friday – 9.00am – 5.30pm
Saturday – 10.00am – 4.00pm





GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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