



Edwards & Co
property sales & lettings

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Ffordd Ffagan,
,
St. Mellons.
CF3 2AB.

Guide Price: £785,000



- Four bedroom detached family home in St Mellons
- Dual aspect principle reception room
- Main bedroom with en suite bathroom
- Open plan kitchen/dinner/conservatory
- Large garage with games room above
- Four generous size bedrooms
- Beautifully presented large rear garden
- Easy Access to A48/M4
- Close to St Mellons Golf Club



Ref: PRA53293

Viewing Instructions: Strictly By Appointment Only

General Description

Beautifully presented four bed detached family home in the sought after location of St Mellons Edwards & Co are delighted to offer for sale this exclusive property offering generous living accommodation placed on a large plot consisting of a well presented open plan kitchen and dining room/conservatory, a bright dual aspect reception room to the front, study/ office and additional utility room and downstairs WC, four generous size bedrooms, main bedroom with en suite bathroom, a well presented large rear garden with patio and decking seating area. Property also benefits from a large garage with games room above and driveway parking. This home is close to all local amenities in great catchments areas. MUST BE VIEWED

Accommodation



Front & Entrance



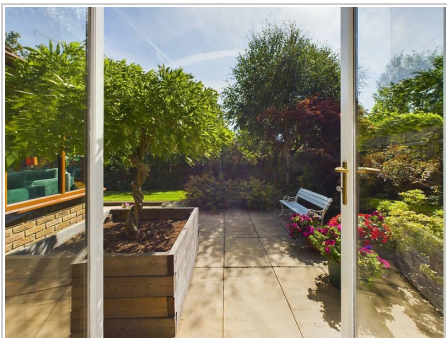
Entrance Hallway

Oak flooring, doors to all rooms, wooden door with obscure glass panel, tiled runner, radiator, coving, single light pendant, storage cupboard.



Principal Reception Room

Wooden framed bay window to front aspect, two single light pendants, carpet, coving, radiator, marble affect surround with gas fireplace, wooden framed double doors to rear garden.



Views

View from reception room to rear garden with double doors open.



Office/Study

Wooden framed window to front aspect, Oak flooring, radiator, single light pendant, storage cupboard.



WC

Oak flooring, wooden framed window to side aspect with obscure glass, spotlight, WC, wash hand basin, radiator.



Open plan kitchen/dining and living room



Kitchen

Oak flooring with under floor heating, wooden framed window to rear aspect, wooden framed window to side aspect, 2 hanging lights, spotlights, a range of base and wall mounted cabinets with square edge marble effect countertops, gas oven and hob with extractor fan above, tiled splash back, inset sink, inset Bosch dishwasher.



Kitchen Second Angle



Dining Area

Oak flooring with under floor heating, spotlights.



Conservatory

PVC double glazed conservatory with French doors giving access to the rear garden, Oak flooring with under floor heating.



Utility Room

Oak flooring, space for white goods, boiler, radiator, base units with inset sink and marble effect worktop, electric consumer unit, wooden frame door with obscure glass panel to rear garden.



First Floor Landing

Wooden frame window to the front aspect, carpet, two single light pendants, loft access, airing cupboard, doors to all rooms, coving.



Bedroom 1

Wooden framed window to rear aspect, carpet, radiator, built-in wardrobes, single light pendant.

En Suite to Bedroom 1

Tiled flooring, part tiled walls, walk-in shower, WC with inset flush, wooden framed window with obscure glass, wash hand basin with vanity unit, ladder style radiator.

Bedroom 2

Wooden framed window to front aspect, built-in wardrobes, carpet, radiator.

Bedroom 3

Wooden framed window to rear aspect, radiator, carpet, single light pendant.

Bathroom

Wooden framed window with obscure glass to side aspect, free standing bath, WC, walk-in shower, ladder style radiator, spotlights, wash hand basin part tiled walls, tiled floor.

Bedroom 4

Wooden framed window to front aspect, carpet, radiator, single light pendant.

Rear Garden

Lawn area, patio area, decking area, mature bushes and shrubs, wooden fence to boundary line.



Rear Garden 1

Rear Garden 2

Decked Sitting Area

Side Garden

Garage & Driveway

Up and over garage door, electricity and plug sockets,PVC window to side aspect, wooden door with obscure glass panel providing access to the garden.

Games Room

Games room above garage.
Wooden framed window to front aspect, two single light pendants, carpet, electric radiator.

Services

Mains electricity, mains water, mains gas, mains drainage

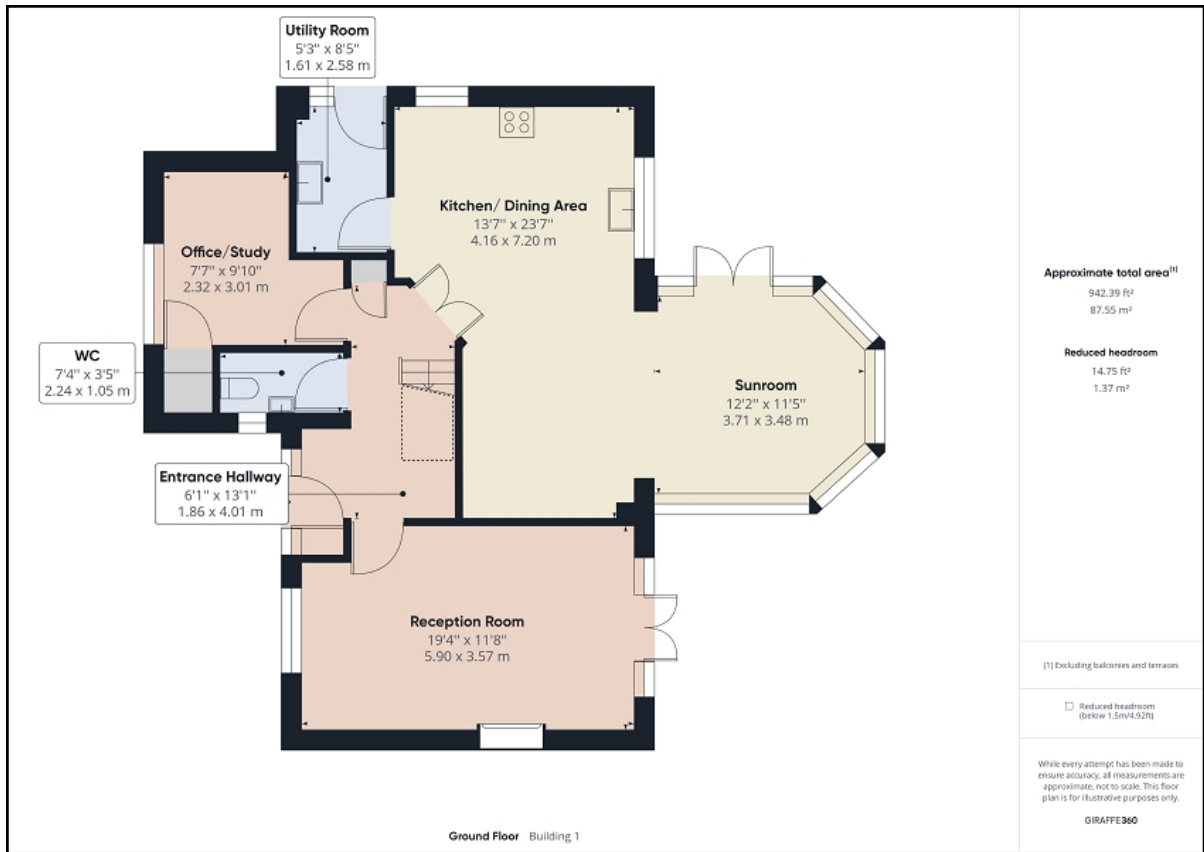
EPC Rating:67

Tenure

We are informed that the tenure is Freehold

Council Tax

Band H





All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.