



**Spencer David Way,
St. Mellons CF3 0QB**

- EPC Rating: C
- GUIDE PRICE £250,000 - £260,000
- TOWN HOUSE
- THREE BEDROOMS
- OFF ROAD PARKING





About The Property

Peter Alan are delighted to offer for sale this three bedroom family home situated in a cul-de-sac type position within a sought after area of St Mellons with close proximity to local schools and shops plus major transport links such as the M4 and the A48.

Accommodation

Entrance

Enter via composite door in to carpeted hallway benefiting from under stairs storage and radiator. Doors leading to downstairs shower room, utility room and bedroom three.

Shower Room

UPVC double glazed window to front of property, lower level W.c, wash hand basin radiator, double shower cubical with mains fed shower and lino flooring throughout.

Utility Room

Spacious utility room comprising of base units with incorporated work top space, sink unit with mixer tap and drainer with plumbing for washing machine, window and door to rear garden.

Bedroom Three

11' 3" x 8' 6" (3.43m x 2.59m)

Upvc double glazed windows to rear aspect of property, radiator and carpeted throughout.

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Kitchen Diner

16' 11" x 12' 1" (5.16m x 3.68m)

Half carpet and lino flooring, two UPVC double glazed windows to rear of property, radiator range of matching wall and base units with plenty of incorporated work top space four ring gas hob with extractor over and electric oven, one

and a half bowl sink unit with mixer tap and drainer.

Lounge

17' 8" x 16' 11" (5.38m x 5.16m)

Two Upvc double glazed windows to the front aspect two radiators

Second Floor Landing

This second floor landing comprises of loft access, airing cupboard storage doors leading to two bedrooms and bathroom.

Bathroom

Upvc double glazed window to rear, paneled bath, wash hand basin, Wc, radiator and lino flooring.

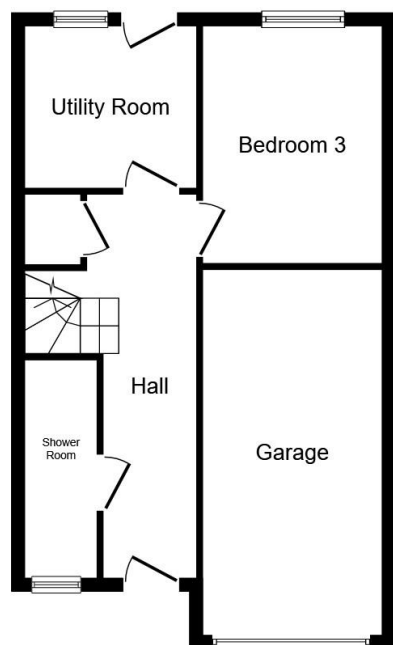
Bedroom One

13' 1" x 16' 1" (3.99m x 4.90m)

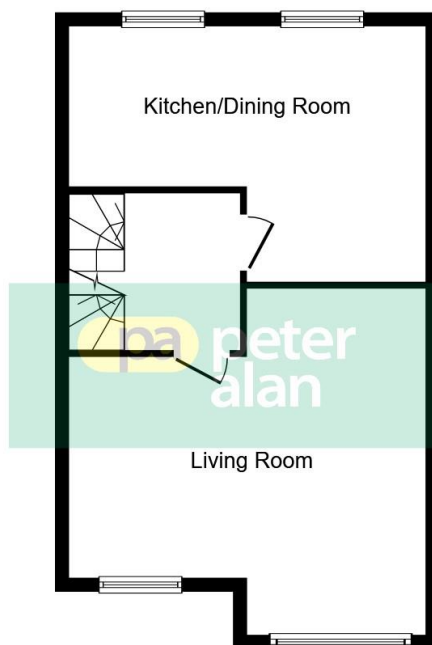
Located at the front of the property with Upvc double glazed windows, radiator, fitted cupboard and door leading to En-suite.

En-Suite

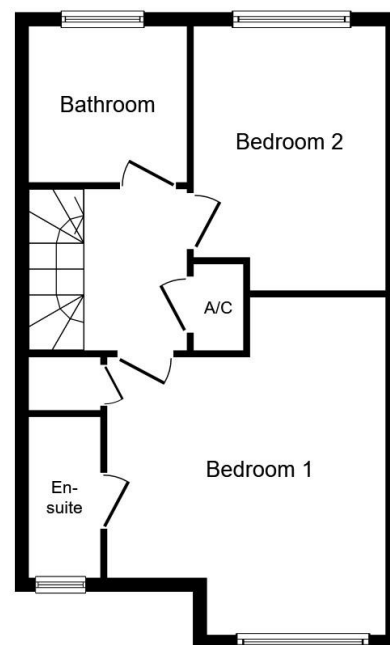
Upvc double glazed window to front aspect of property, W.c,



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Peter Alan. Powered by www.focalagent.com

Important Information

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