



Features

- Three Ensuite Bathrooms
- Integral Double Garage
- Four Bedrooms
- Three Reception Rooms, study and Conservatory
- Sought After Development

Description

The Umbrella Homes are delighted to offer this impressive detached family home set within a cul-de-sac on one of the finest roads in St Mellons.

The accommodation briefly comprises of; Entrance porch and hallway, sitting room, shower room, lounge, study, dining area with conservatory off and leading through to kitchen plus utility room to the ground floor. To the first floor; Landing, master bedroom with an en-suite, second bedroom and en-suite, third bedroom with en-suite shower room, fourth bedroom and a family bathroom.

The property also benefits from a large enclosed rear garden, in addition to a front garden.

The property boasts ample parking with the use of a large garage.

Viewings are highly recommended to appreciate the great location and size on offer from this property and can be arranged by contacting our Heath office on.

Entrance Porch - Enclosed storm porch, double glazed french doors, laminate flooring with a wood obscured panelled door into;

Entrance Hall - Stairs to the first floor, under stairs storage cupboard, wood-panelled doors to ground floor rooms, radiator. Laid to carpet.

Sitting Room - 11'9 x 10'4 (3.58m x 3.15m) - Reception room with double glazed window to the front, radiator.

Shower Room - Fully tiled wet room, overhead shower, double glazed window to the side, low-level WC, wash hand basin, radiator.

Lounge - 16'9 x 11'10 (5.11m x 3.61m) - Second reception room laid to carpet with a feature marble fireplace, double glazed window to the side, double glazed french doors to the rear aspect, two radiators and coved ceiling detail.

Study - 8'9 x 7'5 (2.67m x 2.26m) - Double glazed window to the rear, radiator.

Kitchen - 10'10 x 7'9 (3.30m x 2.36m) - Open plan kitchen with a range of wall and base units, a glazed display unit, wine rack, work surfaces over and tiled splashbacks. Four ring hob with extractor overhead, integrated double oven, one and a half bowl sink and drainer with mixer tap over. Integrated dishwasher and double glazed window to the rear.

Dining Area - 11'3 x 7'11 (3.43m x 2.41m) - Tiled floors, radiator, French doors and side screens leading to the conservatory.

Conservatory - 16'4 max x 7'9 (4.98m max x 2.36m) - Tiled floor, PVCu double glazed door to the rear garden, power and lighting

Utility Room - 7'9 x 4'9 (2.36m x 1.45m) - Tiled floors, wall-mounted Vailant boiler, stainless steel sink and mixer tap, Space for fridge/freezer, tiled splashbacks above work surfaces.

First Floor -



two double glazed windows to the front and wood effect flooring.

Master En-Suite - Refitted bathroom with step up and in Jacuzzi style bath with overhead 'waterfall' shower head, wash hand basin, low-level WC, tiled walls and floor, double glazed window to the side, radiator. Loft access.

Bedroom Two - 13'11x 11'10 (4.24m x 3.61m) - Range of fitted wardrobes, double glazed window to the rear, central heating boiler.

En-Suite Bathroom - Comprising of panelled bath, vanity unit with wash hand basin, low-level WC, shower cubicle with overhead shower, tiled floors, double glazed window and radiator.

Bedroom Three - 11'11 x 10'1 (3.63m x 3.07m) - Fitted wardrobes, double glazed window to the rear, radiator.

En-Suite Shower Room - Walk-in shower, low level WC, wash hand basin, tiled walls, double glazed window to the rear, radiator.

Bedroom Four - 12'2 8'8 (3.71m 2.64m) - Fourth bedroom with double glazed window to the rear, radiator.

Family Bathroom - Panelled bath, vanity unit with wash hand basin and WC, shower cubicle with overhead shower, tiled walls and flooring, double glazed window and radiator.

Outside -

Front - Large driveway giving ample parking for several vehicles, entrance to double integral garage, large open lawn area to the side.

Garage - Double garage with power and lighting and double up and over doors to front and pedestrian door to side.

Rear - Enclosed rear garden with decked seating area and lawn area.

Tenure - We have been advised by the vendor that the property is FREEHOLD