



**4 BEDROOM
DETACHED**

**1 BATH, EN-SUITE
+ WC!**

**DRIVEWAY +
INTEGRAL GARAGE**

**CUL-DE-SAC
LOCATION**

**IMMACULATE
HOME**

1100 SQFT

Offers Over £350,000

Tucked away in a peaceful cul-de-sac within the ever-popular St Mellons, this attractive four bedroom detached home offers the perfect setting for modern family living. Spacious, practical, and beautifully positioned, it provides all the comforts a growing household needs, while being just moments from local shops, schools, and essential amenities.



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ENTRANCE HALL

Entered via composite front door, painted walls, textured ceiling, laminate flooring, radiator.



LIVING ROOM

Window to front aspect, painted walls, textured ceiling with coving, laminate flooring, radiator, feature fireplace with gas fire to remain.



DINING AREA

French doors to rear garden, painted walls, texture ceiling with coving, laminate flooring, radiator.



KITCHEN

Window to rear aspect, PVC door to side aspect. Kitchen comprising a range of wall and base units, stainless steel sink unit with mixer tap, complimentary work surfaces, integrated oven and microwave, gas hob. Tiled flooring, painted walls and ceiling.



GROUND FLOOR WC

Tiled walls and flooring, close couple WC, wall mounted wash hand basin, shower head attachment wall mounted, window to side aspect.



ENCLOSED REAR GARDEN

Fenced boundaries, paved patio area with remainder laid to lawn.

LANDING

Painted walls, textured ceiling, carpet ceiling, access to all rooms, loft access



BEDROOM 1

Window to front aspect, painted walls, textured ceiling, carpet flooring, radiator, fitted wardrobes, door to en-suite;



EN-SUITE

Close couple we, vanity wash hand basin with hot and cold taps, shower cubicle with mains operated wall mounted shower, tiled splash back to surround, painted walls, textured ceiling, vinyl flooring, heated towel rail, glazed window to front aspect, extractor fan.



BEDROOM 2

Window to front aspect, painted walls, textured ceiling, carpet flooring, radiator, storage cupboard.



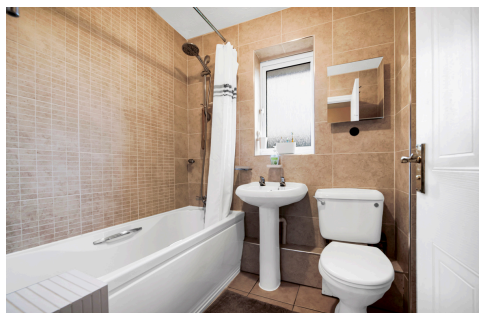
BEDROOM 3

Window to rear aspect, painted walls, textured ceiling, carpet flooring, radiator.



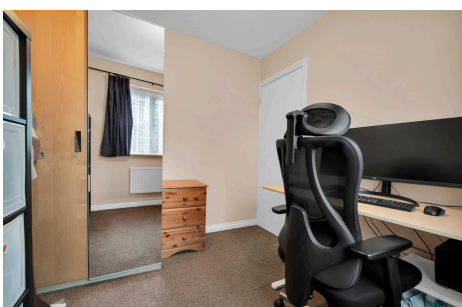
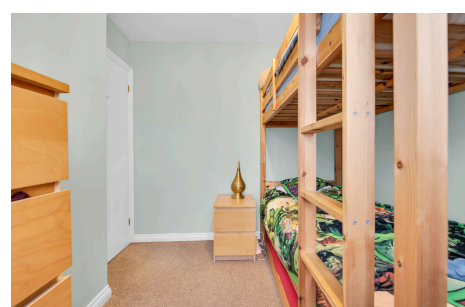
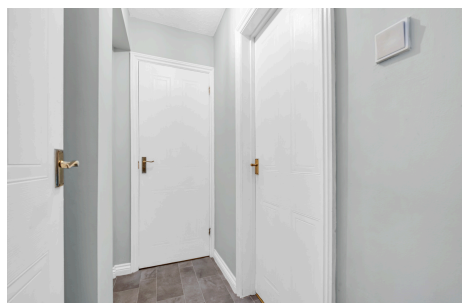
BEDROOM 4

Window to rear aspect, painted walls, textured ceiling, carpet flooring, radiator.



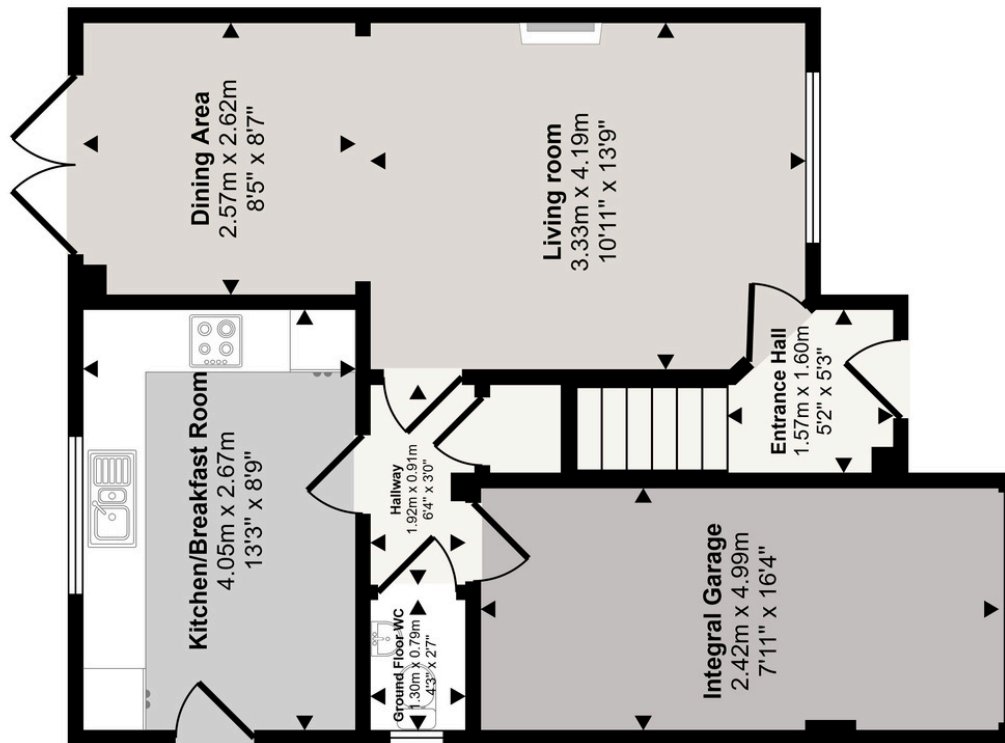
BATHROOM

Window to rear aspect, full tiled bathroom, close couple WC, pedestal wash hand basin, panelled bath, painted ceiling.

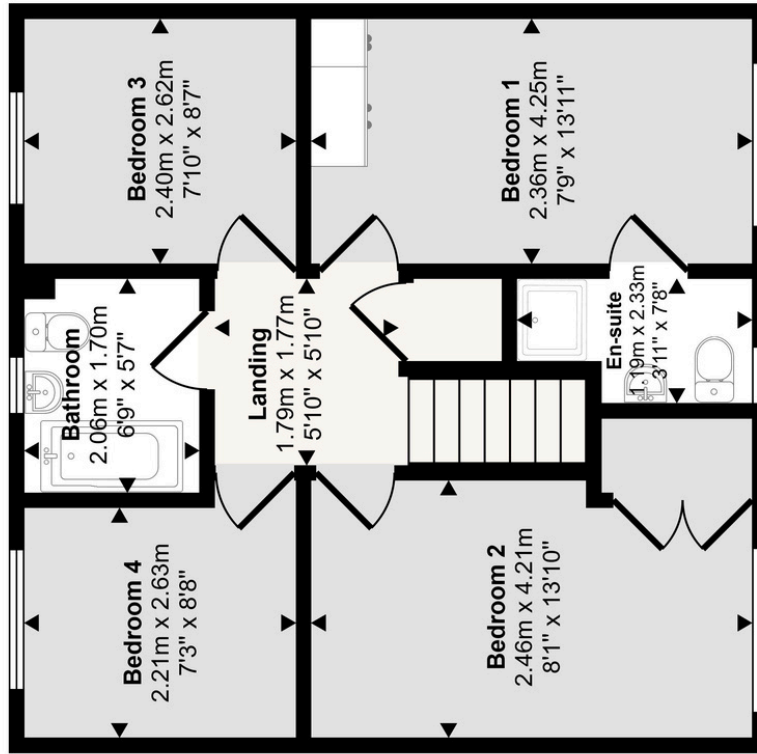


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Approx Gross Internal Area
102 sq m / 1100 sq ft



Ground Floor
Approx 53 sq m / 573 sq ft



First Floor
Approx 49 sq m / 526 sq ft

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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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