



**TWO BEDROOM
END OF TERRACE**

**LANDSCAPED
ENCLOSED REAR
GARDEN**

**SPACIOUS
DRIVEWAY**

CONSERVATORY

**CUL-DE-SAC
LOCATION**

729 SQ FT

£210,000

A well-located two double bedroom end of terrace home situated in a quiet cul-de-sac in the popular St Mellons. The property features a larger-than-average paved driveway, modern kitchen, and a landscaped, enclosed rear garden. Conveniently positioned close to local amenities including shops, bus routes, and schools, this home is an ideal first-time buy or investment opportunity.





ENTRANCE HALL

Welcoming entrance hall with vinyl flooring, painted walls and ceiling, and a useful fitted storage cupboard.



KITCHEN

Modern kitchen with a window to the front aspect, painted walls and ceiling, range of wall and base units, integrated oven with gas hob, extractor fan set above, tiled splash backs to surround, ceramic sink with mixer tap, space for white goods, vinyl flooring.



RECEPTION ROOM

A spacious living area featuring spiral staircase, vinyl flooring, painted walls and ceiling, a fan light, radiator and sliding patio doors opening into the conservatory.



CONSERVATORY

A bright additional living space with tiled flooring and windows to surround, providing plenty of natural light.



BEDROOM 1

A bright double bedroom, painted walls and ceiling, with a window overlooking the rear aspect and newly fitted carpet flooring.

LANDING

Neatly finished with painted walls and ceiling and fitted with newly fitted carpet flooring.



BEDROOM 2

A well-proportioned double bedroom with a window to the front aspect, painted walls and ceiling, fitted storage cupboard housing combination boiler, and newly fitted carpet flooring.



SHOWER ROOM

Accessible shower room with electric wall mounted shower, tiled walls, painted ceiling, vinyl flooring, close couple WC, pedestal wash hand basin with mixer tap, window to side aspect, extractor fan.



GARDEN

Large landscaped enclosed rear garden with patio tiles and astro turf.





ENERGY PERFORMANCE RATING

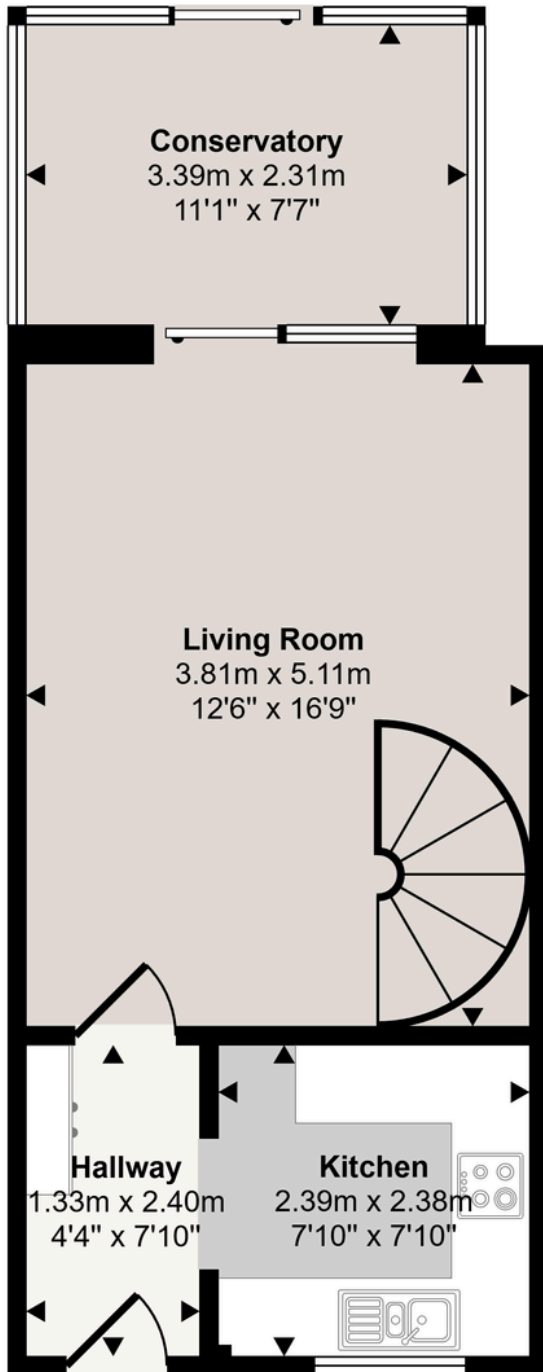
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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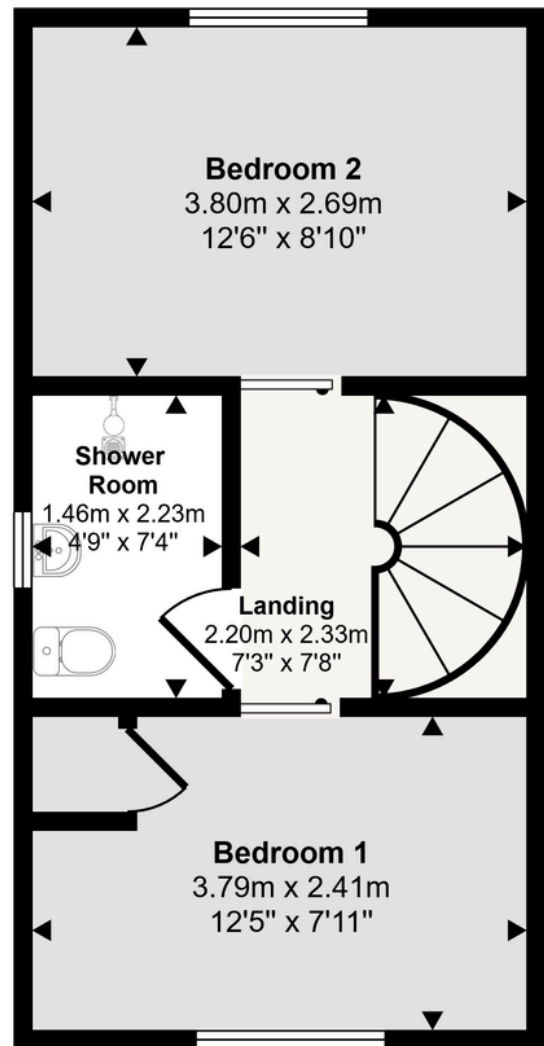
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Approx Gross Internal Area
68 sq m / 729 sq ft



Ground Floor

Approx 39 sq m / 415 sq ft



First Floor

Approx 29 sq m / 314 sq ft

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