

## Newport Road

St. Mellons, Cardiff CF3 2WH

- EPC = C
- Detached Dormer Bungalow
- Three Reception Rooms
- En Suites to all Three Bedrooms
- Contemporary Kitchen
- Integral Garage
- In and Out driveway
- Countryside Views

Asking price £500,000

[www.hern-crabtree.co.uk](http://www.hern-crabtree.co.uk)





Superbly refurbished three bedroom detached property which has been extended and very well maintained.

Accommodation briefly comprises entrance hall, lounge, study, further sitting room, superb kitchen/breakfast room, cloakroom/WC, 3 good size bedrooms all benefitting from en-suites.

Fully enclosed to the front, side and rear with electric in-gates and separate out-gates, driveway for several vehicles, integral garage, plus gardens to the side and rear with countryside views.

Located on Newport Road this property offers excellent commuter access to the M4 and A48.

## Entrance

### Entrance Hall

Double glazed door with window to the side. Radiator. Door to the lounge which is glazed to allow natural light. Door leading to cloakroom.

### Cloakroom

Double glazed window to the front aspect. Loft hatch.

### Lounge 19'0" x 15'7" max (5.79m x 4.75m max)

Double glazed window to the side. Feature fireplace with a timber surround and cast iron inset coal effect gas fire with slate hearth. Radiator. Coved ceiling. Door to the kitchen/breakfast room. Arch giving access to study. TV point.

### Study 10'9" x 7'0" (3.28m x 2.13m)

Double glazed window to the side offering countryside views. Radiator. Under stairs recess area. Staircase rising to the first floor bedroom. Coved ceiling.

### Kitchen/Breakfast Room 21'11" x 19'5" max (6.68m x 5.92m max)

Four double glazed Velux roof windows that are controlled via remote. Two double glazed windows to the front. Range of wall and base units. Central island/breakfast bar with additional storage, plug sockets with USB points, one and a half bowl sink with cold or instant boiling water tap. Five burner gas hob. Integrated oven. Extractor hood. Integrated dishwasher. Integrated fridge, separate freezer and washing machine. Spotlights. Radiator. Log burner. Cupboard housing the gas central heating boiler. Doors leading to sitting room, bedroom three and cloakroom. Ceramic tiled floor.

### Cloakroom/WC

WC. Wash hand basin. Ceramic tiled flooring.

### Sitting Room 22'0" x 12'3" max (6.71m x 3.73m max)

Double glazed French doors with built-in blinds. A further double glazed door giving access to the rear garden. Radiator. Spotlights. Door to the kitchen/breakfast room.

### Bedroom One 26'4" x 14'8" max (8.03m x 4.47m max)

Dormer window to the side. Double glazed Velux roof window to the side. Built-in wardrobes. Radiator. TV point. Spotlights. Door to ensuite.

### Ensuite



Double glazed obscure window to the side. Jacuzzi bath with shower over and glass shower screen. WC. Large built-in vanity unit with wash hand basin, mirror and excellent storage. Towel rail. Luxury vinyl flooring.

### Bedroom Two 10'9" x 9'3" (3.28m x 2.82m)

Double glazed window to the rear. Radiator. Built-in double wardrobes with sliding mirror doors. TV point. Door to ensuite.

### Ensuite

Shower enclosure with electric shower. Tiled walls. Wash hand basin with tiled splashback. WC. Vinyl flooring. Spotlights. Heated towel rail.

### Bedroom Three 13'6" x 9'0" max (4.11m x 2.74m max)

Double glazed window to the rear. Double glazed door giving access to the rear garden. Radiator. Spotlights. Laminate flooring. Coved ceiling. Access to an open plan wet room.

### Wet Room

Double glazed obscure window to the side. Ceramic tiled floor and walls. Shower with folding screen. Wash hand basin. Heated towel rail.

### Outside

#### Front

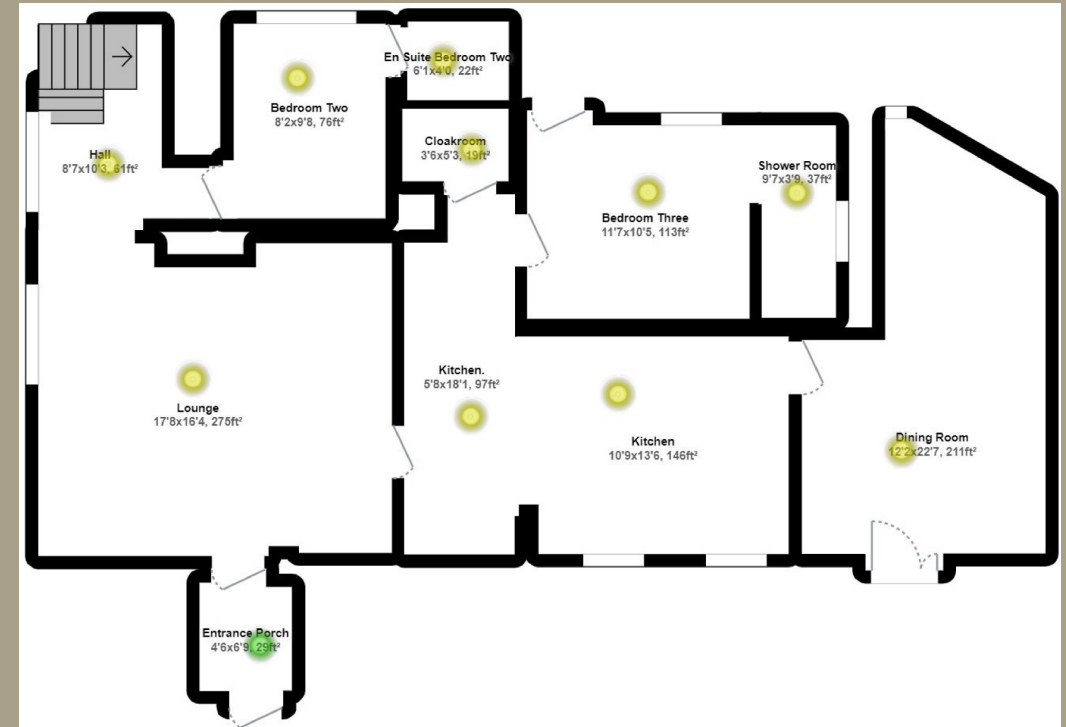
Block paved driveway allowing parking for several vehicles. Enclosed via timber fencing with pedestrian gate and two remote control gates allowing vehicular in and out access. Faux grass lawned area. Outside lighting. Cold water tap. Access to large garage.

#### Garage 20'9" x 17'3" max (6.32m x 5.26m max)

Large integral garage. Remote control roller shutter doors. Power and light. Door to sitting room and further door to the outside.

#### Side and Rear Garden

Gate from the front leads to the side and rear garden. Several patio areas. Faux grass lawned area. Outside water tap. Countryside views.



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