



Saffron Drive, offers in excess of £295,000

- NEW KITCHEN
- DETACHED GARAGE
- LARGE REAR GARDEN
- CLOSE PROXIMITY TO AMENITIES
- FULLY WORKING BAR / MAN CAVE
- MASTER BEDROOM EN SUITE
- GROUND FLOOR CLOAKROOM
- NO CHAIN
- EPC Rating: B



3 1 3



About the property

OFFERS IN EXCESS OF £295,000

BEING SOLD NO CHAIN A lovely three bedroom family home situated in the popular area of St. Mellons. offering ample of living space the property has alot to offer offering so much potential and viewing is essential.





Accommodation

Hallway

Entered via Porch with Part glazed front door giving access to all rooms and stairs to the first floor.

Kitchen/diner

20' 4" Max x 15' 10" Max (6.20m Max x 4.83m Max)
Fitted with a range of modern, high gloss, floor and wall units with complimenting work surfaces. Integrated Oven and extractor. Space for Fridge freezer and Washing machine. Tiled flooring. Tiled splashbacks. Composite sink with stainless steel mixer tap. Kickboard with spot lights lighting. Double glazed window and French doors leading to the rear garden. Glass doors opening up to the lounge.

Lounge

14' x 12' (4.27m x 3.66m)
Laminate floor. Double glazed bay window. GCH radiator.

Cloakroom

Located to the front aspect of the property with Low level W.C , Wash handbasin and plain walls and ceiling

Master Bedroom.

18' 5" x 13' (5.61m x 3.96m)
this larger than average master bedroom benefits from double glazed window to front aspect. Carpet flooring. radiator. large wardrobe and door to Ensuite.

Ensuite

Leading on from the large master bedroom to the ensuite, comprising of Low level W.C., Pedestal wash handbasin, Single shower cubicle with Electric shower and Upvc double glazed window to front aspect

Bedroom 2

11' 6" x 8' 8" (3.51m x 2.64m)
GCH radiator. Double glazed windows. Carpet flooring.

Bedroom 3

12' 2" x 12' 4" (3.71m x 3.76m)
GCH radiator. Double glazed windows. Carpet flooring.

Family Bathroom

Fitted with a matching bathroom suite comprising of Jacuzzi Bath, Low level W.C and wash hand basin.

Rear Garden

Enclosed large rear garden. This low maintenance garden comprises of gravel paving and Astro turf This spacious garden benefits from side access from front of property, shed storage and door leading to detached garage. This garden is perfect for entertaining family nights with the added extra of a fully functional bar and dance floor located to the rear of the garden

Man Cave

A great additional space with a fully functional bar and dance floor electric throughout and fitted with Sky making this versatile room perfect for entertaining family and friends.

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Floorplan



Ground Floor

First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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