

6 Lewis Crescent,

Old St. Mellons, Cardiff, CF3 6YQ



Estate Agents and
Chartered Surveyors

Asking Price Of

£320,000



Town House



Property Description

Stunning town house offering ample space for a growing family, off road parking and a south facing rear garden. Internally the property accommodation briefly comprises; entrance hallway, cloakroom, reception room and kitchen/breakfast room all to the ground floor. To the first floor you will find the lounge and bedroom one with en suite shower room and a large landing space, and finally to the second floor are bedroom two and three and the family bathroom.

Outside to the front of the home you will find a driveway providing parking to two cars with a front garden laid to lawn. The rear garden is enclosed via a fence surround and comprises of paving with the remainder laid to lawn

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,065 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

Situated on the new St Ederyns Village development just a stones throw from both the M4 and A48. Offering shops within walking distance, the newly open Unicorn pub and Cardiff Gate Retail park.

ENTRANCE HALL

Enter into hallway via composite front door. Smooth walls and ceilings with a central light pendant and tiled flooring. Doors leading to all ground floor rooms. Carpeted staircase leading to first floor.

SECOND RECEPTION ROOM

9' 9" x 8' 11" (2.99m x 2.72m)

Smooth walls and ceilings with a central light pendant and tiled flooring to finish. Upvc double glazed window to front.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin. Smooth walls and ceilings with a central light pendant finished with tiled flooring.

KITCHEN/BREAKFAST ROOM

12' 11" x 12' 9" (3.96m x 3.90m)

Fitted with a range of base and eye level units with worktops over. Built in double oven, gas hob with cooker hood over. Integral fridge/freezer, washing machine and dishwasher. Inset 1.5 bowl stainless steel sink unit plus drainer. Combi boiler wall mounted with cupboard surround. Space for dining table and chairs. Single storage cupboard provides under stairs storage. Smooth walls and ceilings with spot lighting plus a central pendant over the dining table finished with tiled flooring. Upvc double glazed window to rear and door leading to rear garden.

LANDING ONE

Doors leading to lounge and bedroom one. Storage cupboard provide storage. Smooth walls and ceilings with a central light pendant finished with carpeted flooring. Carpeted staircase leading to second floor.

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LOUNGE

9' 2" x 12' 11" (2.80m x 3.96m)

Smooth walls and ceilings with a central light pendant finished with laminate flooring. Upvc double glazed window to front.

BEDROOM ONE

9' 5" x 12' 9" (2.88m x 3.91 max m)

Smooth walls and ceilings with a central light pendant finished with carpeted flooring. Upvc double glazed window to rear x2. Door leading to en suite shower room

EN SUITE

Fitted with a modern three piece suite comprising walk in single shower, WC and wash hand basin. Smooth walls with tiled splash back, spot lighting and tiled flooring to finish.

LANDING TWO

Smooth walls and ceilings with a central light pendant finished with carpeted flooring. Doors leading to bedrooms two and three and the family bathroom.

BEDROOM TWO

13' 0" x 9' 8" (3.97m x 2.97 max m)

Smooth walls and ceilings with a central light pendant finished with carpeted flooring. Upvc double glazed window to rear x2.

BEDROOM THREE

10' 1" x 13' 0" (3.08m x 3.97m)

Smooth walls and ceilings with a central light pendant finished with carpeted flooring. Upvc double glazed window to front.

BATHROOM

Fitted with a traditional three piece suite comprising bath with electric shower over, WC and wash hand basin. Tiled splash back with smooth walls and ceilings, a central light pendant finished with tiled flooring.

OUTSIDE

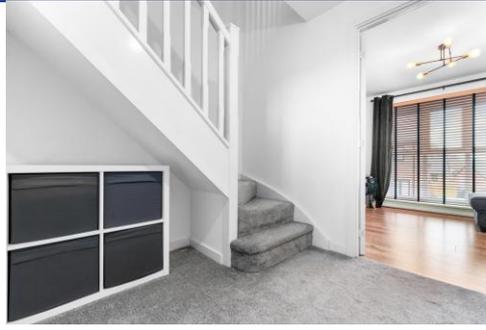
Front - Tandem driveway to the side with parking to two cars. Paved steps to the front lead to front door with front garden laid to lawn.

Rear - Enclosed rear garden offering a combination of paving with the remainder laid to lawn and a wooden fence surround. Side access to the left leading to the driveway.

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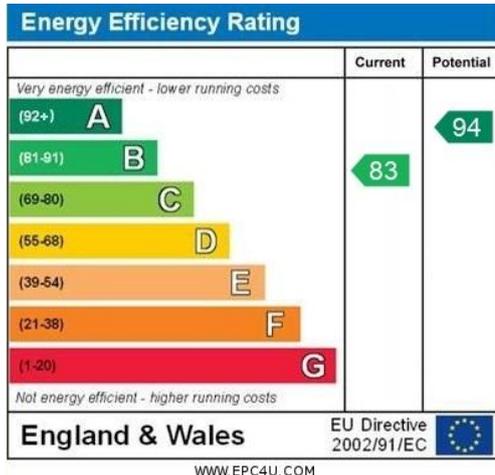
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