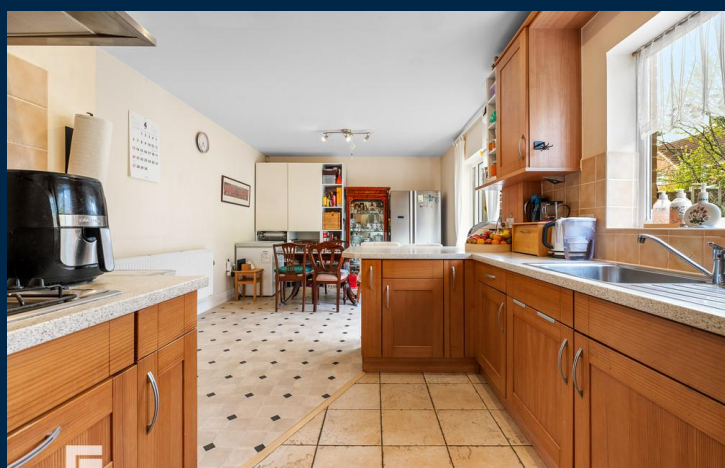
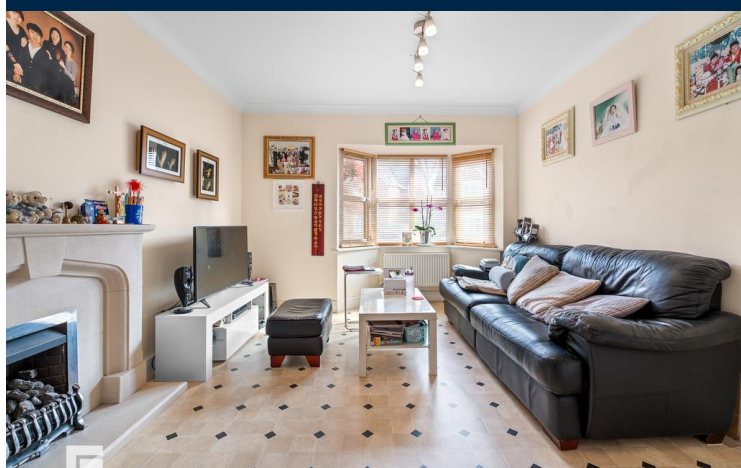




10 CLOS PADRIG
ST. MELLONS
CARDIFF CF3 2AF

ASKING PRICE OF
£685,000



DETACHED HOUSE



5



3



4



2

MGY are delighted to offer for sale this impressive executive detached property, with spacious accommodation in excess of 2500sq.ft. The accommodation comprises entrance hall, downstairs w.c, lounge, dining / sitting room, kitchen/ diner and utility room to the ground floor. On the first floor there are 4 good size bedrooms, one with ensuite and dressing room, and a family bathroom and on the second floor there is a spacious landing area, further double bedroom and ensuite. Generous gardens, double garage and ample off road parking. Viewing recommended.

TENURE: FREEHOLD

COUNCIL TAX BAND: H

FLOOR AREA APPROX: 2,518 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Situated in a quiet cul de sac away from passing traffic, but with easy access to the A48. St John's college and St Mellon's Church in Wales Primary School are within walking distance.

ENTRANCE HALLWAY

Approached via a panelled entrance door with double glazed window to upper part leading to the central entrance hallway. Staircase to first floor.

DOWNSTAIRS CLOAKROOM/ W.C

White suite comprising low level wc and wash hand basin. Wall tiling to half height. Obscured glass window to side. Radiator.

LOUNGE

18' 2" x 18' 2" (5.56m x 5.56m)
With bay window to front and additional window to side. Feature stone fire place with coal effect living flame gas fire. Radiator.

DINING / SITTING ROOM

13' 5" x 9' 4" into bay (4.10m x 2.86m)
Double glazed uPVC bay window to front. A second bay fronted and versatile reception. Radiator.

KITCHEN / DINER

23' 6" x 11' 6" (7.17m x 3.52m)
Well appointed along three sides in woodgrain finish panelled fronts beneath laminate worktop surfaces. Inset stainless steel sink with side drainer. Inset four ring gas hob with integrated oven and microwave. Integrated dishwasher. Space for fridge freezer. Matching range of eye level wall cupboards. Tiled splash back. Worktop breakfast bar area. Ample space for large family dining table. French doors to the rear garden. Window to rear. Tiled flooring to the kitchen area. Radiator. Door to utility room.

UTILITY ROOM

With units and worktop to one side. Inset stainless steel sink. Tiled splash back. Wall mounted 'Ideal Logic' gas central heating boiler. Door to rear garden. Extractor fan. Tiled flooring. Pantry storage cupboard. Radiator.

FIRST FLOOR

STAIRS & LANDING

Stairs and Landing. Airing cupboard housing hot water tank. Stairs to second floor. Radiator.

BEDROOM ONE

15' 9" x 12' 9" (4.81m x 3.90m)
Double glazed uPVC window to front. Velux skylight. Radiator. Opening to :-

DRESSING ROOM

8' 2" x 7' 3" (2.51m x 2.21m)
Double glazed uPVC window to rear. Radiator. Door to :-

EN-SUITE

8' 2" x 7' 2" (2.49m x 2.19m)
Obscured double glazed window to rear. Walk in shower cubicle with mains shower, vanity enclosed wash hand basin with mixer tap and cupboards below, w.c. Mirror and lighting over. Part tiled walls. Radiator. Shaver point.



10 CLOS PADRIG, ST. MELLONS, CARDIFF CF3 2AF

BEDROOM THREE

15' 5" x 9' 10" (4.71m x 3.02m)

Double glazed uPVC window to front. Radiator.

BEDROOM FOUR

14' 1" x 9' 0" (4.30m x 2.76m)

Double glazed uPVC window to rear. Radiator.

BEDROOM FIVE

9' 6" x 8' 11" (2.92m x 2.73m)

Double glazed uPVC window to front. Radiator.

BATHROOM

8' 3" x 6' 6" (2.52m x 2.00m)

Obscured double glazed uPVC window to side. Panelled bath with mixer tap, fitted vanity units with inset wash hand basin and mixer tap, w.c and mirrors with lighting over.

Radiator. Part tiled walls.

2ND FLOOR

STAIRS & LANDING

Galleried landing with double glazed window to front. Velux skylight. Storage cupboard. Radiator. Space for a study area.

BEDROOM TWO

15' 5" x 14' 3" (4.70m x 4.35m)

Double glazed uPVC window to side. Velux skylight.

Radiator. Door to:-

EN-SUITE

6' 7" x 5' 1" (2.02m x 1.56m)

Velux skylight to ceiling. Vinyl flooring. Shower cubicle with mains shower, w.c, pedestal wash hand basin with mixer tap.

OUTSIDE

Rear garden - An excellent sized rear garden comprising paved patio and decked relaxation area leading onto a well manicured area of lawn with a variety of inset smaller style trees. Side access. Outside light. Outside tap. Access to garage.

Front garden -With area of lawn to front and paved pathway to front door. Wide driveway leading to garage.

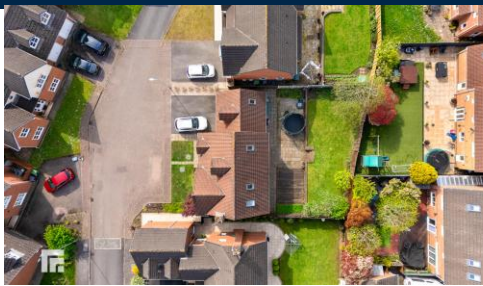
DOUBLE GARAGE

17' 3" x 15' 11" (5.27m x 4.86m)

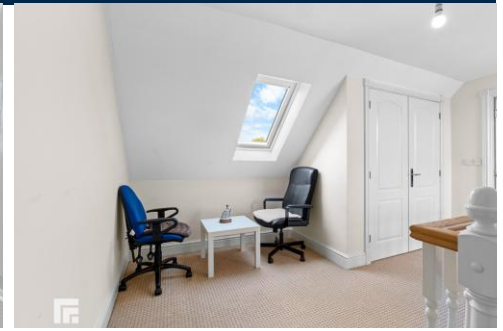
With up and over access door. Power and lighting. Door to rear garden.



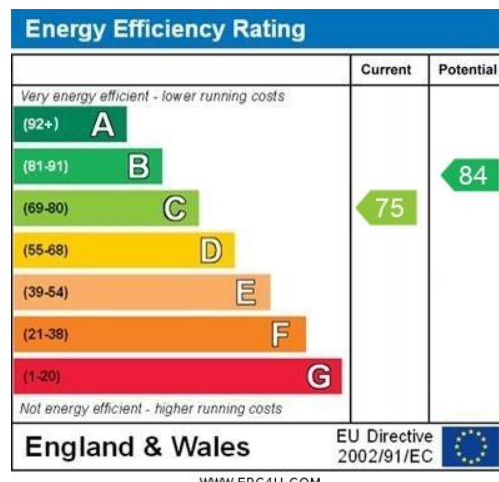
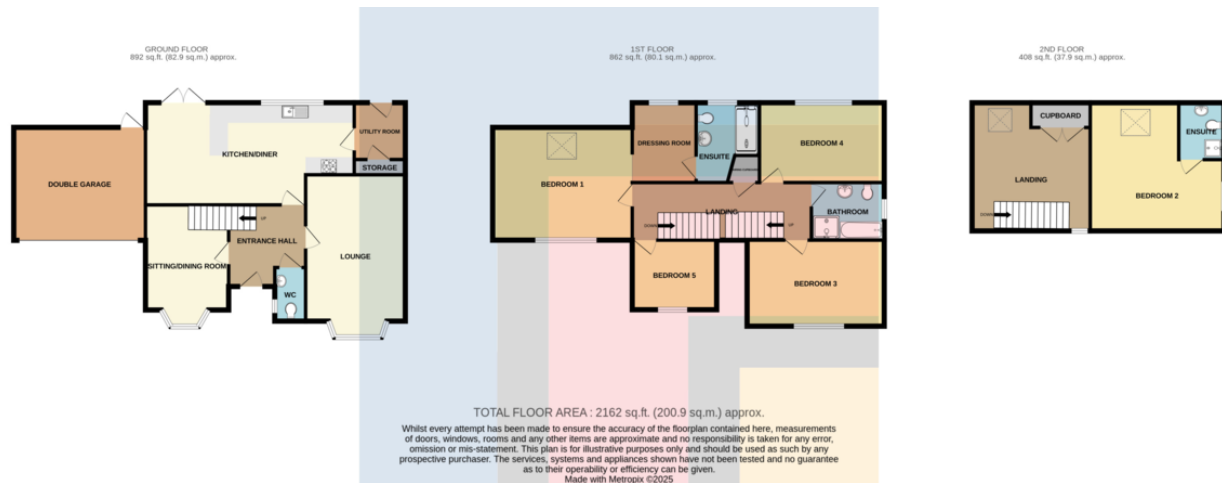
10 CLOS PADRIG, ST. MELLONS, CARDIFF CF3 2AF



10 CLOS PADRIG, ST. MELLONS, CARDIFF CF3 2AF



10 CLOS PADRIG, ST. MELLONS, CARDIFF CF3 2AF



BIRCHGROVE 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

MGY.CO.UK