



Matthysens Way, guide price £250,000

- GREAT LOCATION
- WALKING DISTANCE TO LAKE AND FORTHCOMING TRAIN STATION
- MODERN THROUGHOUT
- NO ONWARD CHAIN
- EPC Rating: C



 4  3  1



About the property

This four bedroom house is need of a growing family, offered to the market with no onward chain. Located in a popular area of St Mellons and benefiting from being well maintained throughout with a lounge, fitted kitchen, family bathroom, en-suite and a garden which leads to a garage this really would make a perfect starter home. To secure your appointment please call us on 02920 792888.



Accommodation

Hallway

Entered through uPVC front door giving access to Kitchen and living room. GCH radiator.

Kitchen

12' x 5' 9" (3.66m x 1.75m)
Fitted with a range of matching floor and wall units with complimenting work surfaces. GCH radiator. DG window.

Living Room

GCH radiator. Double glazed French doors overlooking rear garden.

Bedroom 1

14' 6" x 12' 8" (4.42m x 3.86m)
GCH radiator. Double glazed window.

Bedroom 2

12' 8" x 11' 1" (3.86m x 3.38m)
GCH radiator. Double glazed window.

Bedroom 3

12' 8" x 12' 1" (3.86m x 3.68m)
GCH radiator. Double glazed window.

Ensuite

Single shower cubicle with electric shower. Low level W.C. and Pedestal wash hand basin.

Study/4th Bedroom

12' 9" x 8' 4" (3.89m x 2.54m)
GCH radiator. Double glazed window.

Family Bathroom

Fitted with a matching bathroom suite comprising of Bath , Low level W.C., Pedestal wash hand basin. Part tiled walls. GCH radiator. Obscured double glazed window.

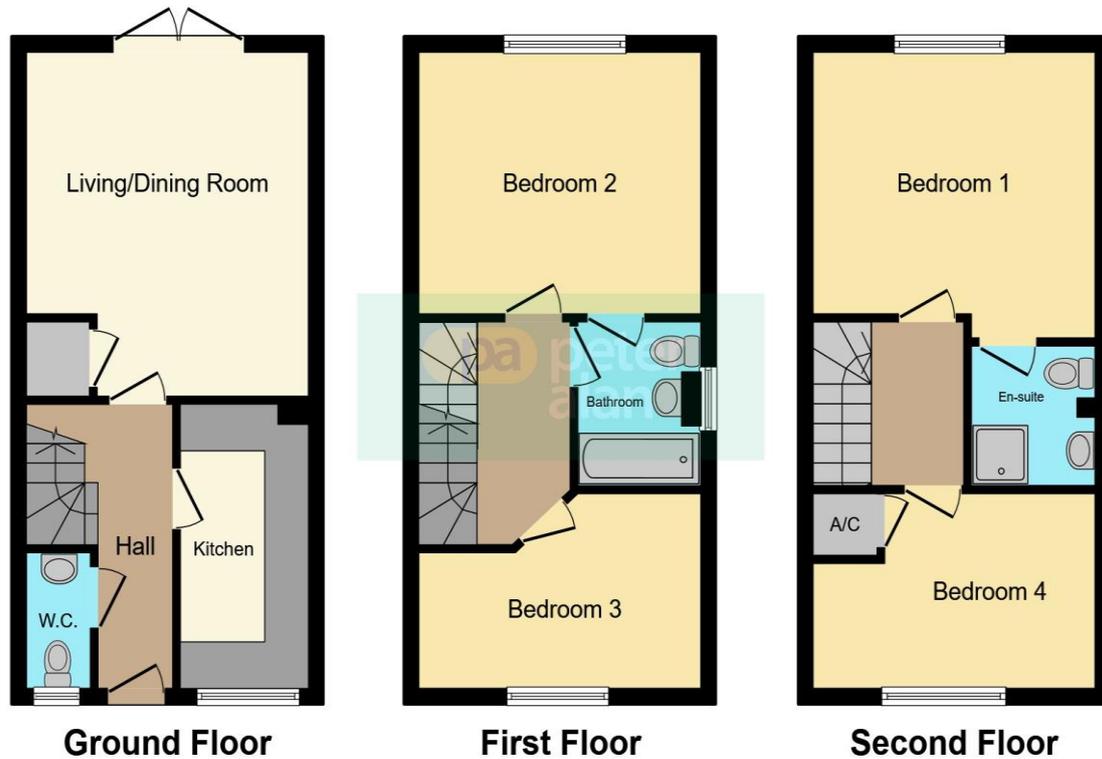
Garden

Fully enclosed. Laid to lawn. Rear gate for access to the garage.

Garage

Single garage and parking bay.

Floorplan



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.

Important Information

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