



Valarian Close, £370,000

- Great Location
- Four Bedrooms
- Modern Decor
- Three Reception Rooms
- Lovely Garden
- Close To Hendre Lake
- Walking Distance to Schools and Shops
- Perfect Family Home
- EPC Rating: Awaited



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About the property

Situated in a quiet spot of St Mellons with easy access to transport links, local beauty spots including Hendre Lake. Properties in this cul de sac rarely come up for sale and this will sell quickly. CALL TODAY TO ARRANGE YOUR VIEWING

Accommodation

Entrance Hall Enter via Upvc double glazed entrance door into hallway with laminated flooring, doors leading to lounge downstairs Wc, second reception room and radiator.

Downstairs Wc With Upvc double glazed window to the front of the property, radiator, low level Wc and wash hand basin.

Lounge 15' 10" x 14' 1" (4.83m x 4.29m)

With Upvc double glazed window to front of the property, radiator, vinyl flooring, electric fire with feature surround and arch way open to dinning room.

Dining Room 11' 3" x 7' 10" (3.43m x 2.39m)

With vinyl flooring, radiator, Upvc double glazed french doors to rear garden and door leading to kitchen.

Kitchen 11' 3" x 9' 3" (3.43m x 2.82m)

With a range of matching wall and base units incorporating worktop space, sink unit with mixertap and drainer, plumbing and space for dishwasher and washing machine, space for American style fridge freezer, radiator tiled flooring and large storage cupboard and door leading to rear garden.



Master Bedroom

10' 11" x 10' 9" (3.33m x 3.28m)

Upvc double glazed window to front aspect, fitted carpet and radiator

Bedroom Two

10' 8" x 9' 7" (3.25m x 2.92m)

Fitted carpet, radiator and Upvc double glazed window to rear.

Bedroom Three

8' 5" x 6' 6" (2.57m x 1.98m)

With Upvc window to rear, laminated flooring and radiator

Second Lounge 12' 3" x 7' 6" (3.73m x 2.29m)

Laminated flooring, radiator and double glazed Upvc window to the front aspect of the property and loft hatch access.

Landing Double glazed wooden window to side aspect, radiator, carpeted flooring, loft access, airing cupboard, doors leading to all bedrooms and family bathroom.

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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.

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