



Sanderling Drive, offers in the region of £340,000

- Offers Welcome
- Four Bedrooms
- Two Reception Rooms
- Kitchen/Diner
- Lovely Gardens
- Close To Amenities
- Viewing Highly Recommended
- EPC Rating: C



 4  2  2



About the property

This fantastic family home is situated on a lovely street in St Mellons and close to all local amenities, shops, schools and transport links. Internal viewing is essential to appreciate this delightful home fully! Call today to secure your viewing!!

Accommodation

Hallway Enter via UPVC double glazed door into Hallway comprising carpet flooring, radiator, doors leading to Utility, WC, Lounge/Diner, Kitchen and Storage cupboard under the stairs. The property has the benefit of a fully fitted alarm system.

Lounge 15' 9" x 11' 9" (4.80m x 3.58m)

Comprises of carpet flooring, radiator, UPVC double glazed window to the front aspect, feature fire place. Opening through to the Dining Room.

Dining Room 8' 2" x 8' 6" (2.49m x 2.59m) UPVC double glazed window surround with UPVC double glazed window leading to the conservatory.

Kitchen/ Breakfast Room 8' 10" x 14' 8" (2.69m x 4.47m) Fitted with a range of matching base and wall units with a complimenting work surface area, tiled splash backs and inset stainless steel sink and drainer. Integrated gas cooker and electric oven with over head extractor fan, integrated dishwasher and space for fridge/freezer. UPVC double glazed window to the rear and door leading to the rear garden. Radiator and door leading back into the Hallway.



Bedroom One 15' 2" x 11' 2" (4.62m x 3.40m) Carpet flooring, radiator, UPVC double glazed window to the rear, built in wardrobes, door leading to Ensuite shower room.

En-Suite Tiled flooring, shower cubicle and wash hand basin, extractor fan.

Bedroom Two 13' 3" x 9' 6" (4.04m x 2.90m)

Two Upvc double glazed windows to front. Fitted wardrobes. Radiator. Carpet.

Utility Room Tiled effect laminate flooring, base units for storage and work surface area. Plumbing for washing machine and wall mounted combi boiler. Door leading to the garage.

W.C. Tiled flooring, half tiled walls, radiator, wash hand basin, low level w.c., UPVC double glazed window to the side aspect.

Landing Carpet flooring, doors leading to all bedrooms and bathroom. Storage cupboard with radiator. Loft hatch for access to attic that is insulated and boarded for storage.

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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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