

107 Brython Drive, St Mellons
Cardiff
CF3 0GB

Entrance Hall

Entered via a composite door into this light and inviting reception hall. Stairwell. Radiator. Quality ceramic tiled floor. Under stairs storage cupboard. Cloakroom W.C. Doors leading to kitchen breakfast room & lounge



Cloakroom W.C.

Partially tiled with suite comprising of low level W.C. Pedestal wash hand basin. Radiator. Tiled floor

Kitchen Breakfast Room 11'3" x 8'6"

Well proportioned sized kitchen featuring a good selection of gloss wall and base units incorporating ample worktop space with stainless steel sink unit & mixer tap. Plumbing for both dish washer & washing machine. Integrated stainless steel gas hob, electric oven & extractor canopy. Tiled splash backs. Radiator. Windows to front & side. Wall mounted gas boiler that fires domestic hot water and central heating system.



Lounge 15'6" x 10'6"

A light and well presented living room with Upvc glazed 'French' style doors that open onto rear garden. Radiator. Laminate floor.



First Floor Landing

Doors off leading to three bedrooms & bathroom W.C. Loft space. Radiator

Master Bedroom 9'9" (min) x 8'3" (min)

Double bedroom with additional recess hanging space. Window to front. Radiator. Door leading into:



En Suite Shower Room W.C.

Partially tiled with suite comprising of low level W.C. Pedestal wash hand basin. Tiled & glazed cubicle incorporating an electric shower. Radiator. Window



Bedroom 2 10'6" x 8'6"

Double bedroom with window to rear. Radiator



Bedroom 3 10'6" (max) x 6'6" (max)

An 'L' shaped bedroom. Radiator. Window to rear



Bathroom W.C.

Partially tiled walls and tiled floor. Suite comprising of low level W.C. Pedestal wash hand basin. Panelled bath. Radiator. Window



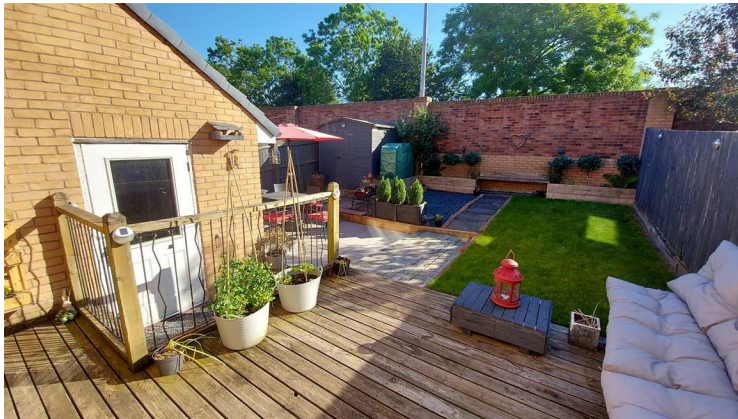
Front Garden

Mainly based with stone and featuring wrought iron

decorative fencing. Tarmac drive offers off road parking for two cars and access to garage.

Rear Garden

A very good sized landscaped South facing garden with privacy by way of brick built walls and timber fencing. The garden has been designed with easy maintenance in mind and features a timber decked terrace leading to both lawn and patio based area. Further stone based area and seating to rear



Garage

Brick built garage. Up & over door. Power & light supply. 1/2 Glazed pedestrian door to side.

FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

PROPERTY MISDESCRIPTIONS ACT 1991:

These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Hoskins Morgan branch for advice or confirmation on any points.

TENURE

The vendors advise the property to be Freehold. Hoskins Morgan would stress that they have NOT checked the legal documents to verify the status of the property, and

the buyer is advised to obtain verification from their solicitor or surveyor.

VIEWING

Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



property sales lettings property management

498 Cowbridge Road East,
Victoria Park,
Cardiff
CF5 1BL

Tel: 029 2055 3056
Fax: 029 2056 5761



107 Brython Drive, St Mellons, Cardiff, CF3 0GB



A Nicely Located And Very Well Presented Modern Built Semi Detached House Boasting A Quite Lovely Landscaped South Facing Rear Garden Together With Garage & Parking For Two Cars. Accommodation Briefly Comprises Of Entrance Hall, Cloakroom W.C. Lounge, Fitted Kitchen Breakfast Room With Integrated Oven & Hob, Three Bedrooms (Master En-Suite Shower Room W.C.) & Family Bathroom W.C. Front Garden. Upvc Windows. Gas Central Heating. The Property Is Ideally Located For A Variety Of Local Amenities To Include Schools, Shops, Golf Courses & Public Transport. Viewing Highly Recommended. OPEN HOUSE VIEWING SATURDAY 19th JUNE. 11.00 am - 14.00 pm. Please call for details

sales@hoskinsmorgan.co.uk

www.hoskinsmorgan.co.uk

£239,950 Freehold