

# Alderwood Close

ST. MELLONS, CARDIFF, CF3 0BW

**GUIDE PRICE £325,000**

**Hern &  
Crabtree**





# Alderwood Close

No Chain. Nestled in the neighbourhood of Alderwood Close in St. Mellons, Cardiff, this beautifully presented detached bungalow offers a perfect blend of comfort and style. Set on a desirable corner plot, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking a peaceful retreat.

Upon entering, you are greeted by a welcoming hallway which provides a warm and inviting atmosphere. The layout of the bungalow is thoughtfully designed and must be viewed to be appreciated.

The lovely gardens surrounding the property are a true highlight, offering a serene outdoor space for gardening enthusiasts or simply enjoying the fresh air. The well-maintained grounds provide ample room for outdoor activities, making it a delightful area for children to play or for hosting summer gatherings.

For added convenience, the bungalow features driveway parking, ensuring that you have easy access to your vehicle while providing additional space for visitors.

This charming property in St. Mellons is not just a house; it is a home that promises comfort and a sense of community. With its appealing features and prime location, this bungalow is a wonderful opportunity for anyone looking to settle in a peaceful yet accessible area of Cardiff. Don't miss the chance to make this delightful property your own.



# 732.00 sq ft

## Reception hall

Wood panelled door to the hallway with glazed window to the side providing additional light. Radiator. Coving to the ceiling. Fuse box. Loft access hatch. White panelled colonial style door to:

## Lounge/ dining room

A well presented reception room with double glazed window to the front elevation. Textured ceiling. Coving to the ceiling. Radiator. Additional double glazed window to the side elevation. TV aerial point. Power points.

## Kitchen

A range of matching wall and base units with cupboards with wood effect panelled doors and complementary work surfaces over. Built in electric oven with four ring gas hob above. Ceramic sink drainer unit with mixer tap. Plumbing for washing machine. Space for fridge freezer. Wall mounted gas central heating boiler. Radiator. Walls are part tiled. Double glazed door and window to the rear elevation giving access to the garden.

## Bedroom one

A well presented double bedroom with double glazed window to the front elevation. Radiator. Coving to the ceiling.

## Bedroom two

A good size second double bedroom. Double glazed window to the rear elevation with aspect to the garden. Radiator. Recess ideal for wardrobes.

## Bedroom three

Double glazed window to the side elevation. Radiator. Coving to the ceiling. Built in storage cupboard.

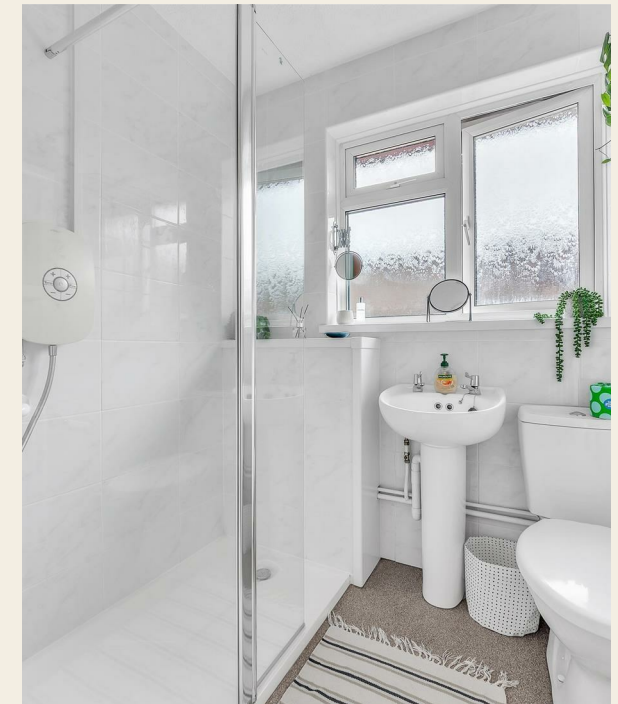
## Shower room

A three piece suite comprising: fitted shower cubicle with shower screen and electric shower, wash hand basin and WC. Double glazed obscure window. Radiator. Walls are tiled. Feature non slip flooring.

## Outside

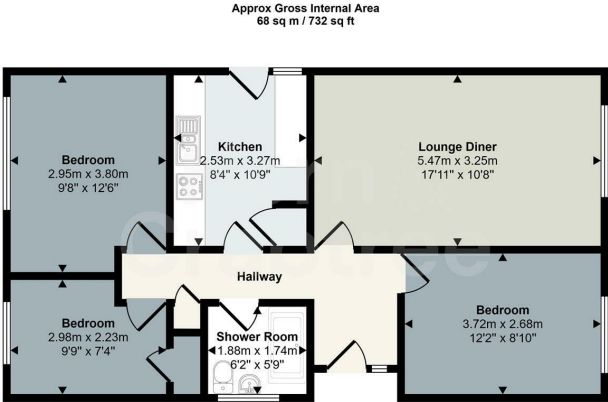
This detached bungalow occupies an enviable corner position with driveway parking and lovely mature gardens. Side access to the rear garden.

The rear garden is laid mainly to lawn with hedge borders, paved sun terrace area is ideal for outside table and chairs.





Good old-fashioned service with a modern way of thinking.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

