

# Mitchell Close

ST. MELLONS, CARDIFF, CF3 0PN

**GUIDE PRICE £265,000**



# Mitchell Close

Positioned within a quiet cul de sac in St Mellons, this semi detached home presents a well balanced layout suited to modern living, with a natural flow between reception spaces and a private rear garden.

The ground floor unfolds with a welcoming entrance hall leading into a bright living room, where light gathers through the front facing window. Beyond, the kitchen diner forms the heart of the home, offering a practical and sociable space with direct access to the garden. An additional sitting room provides flexibility, ideal as a secondary lounge, home office or informal snug.

Upstairs, three bedrooms are arranged around a central landing, including a principal bedroom with en suite and built-in storage. The remaining bedrooms are well proportioned, complemented by a family bathroom.

St Mellons offers a convenient setting to the east of Cardiff, with a selection of local shops, supermarkets and schools nearby, including well regarded primary and secondary options. Green spaces such as Hendre Lake and surrounding parkland provide opportunities for walking and outdoor leisure. The area is well connected, with straightforward access to the A48 and M4, making it ideal for commuters travelling into Cardiff city centre or further afield.

The property is approached via a driveway with off street parking, while the enclosed rear garden provides a private outdoor space with lawn and decking, offering scope for improvement and personalisation.

The property has recently undergone an updated EPC assessment and has been awarded a rating of C.



# 914.00 sq ft

## Entrance Hallway

A double glazed front door opens into the entrance hallway, laid with laminate flooring and featuring a radiator. Stairs rise to the first floor, with a door leading through to the living room.

## Living Room

The living room benefits from a double glazed window to the front aspect, allowing for plenty of natural light. The room is finished with laminate flooring and includes a radiator. A door leads through to the kitchen, with access also provided to the sitting room.

## Sitting Room

The sitting room offers a useful additional reception space, currently arranged as a walk-through area with built-in storage. It features a double glazed window to the front, laminate flooring and a radiator, with a wooden door opening out to the rear garden.

## Kitchen / Diner

The kitchen diner is fitted with a range of wall and base units with work surfaces over. There is a gas hob with an integrated oven and cooker hood above, space and plumbing for a washing machine, and a stainless steel sink with drainer and single bowl. The Worcester boiler is housed within the kitchen. There is a radiator and vinyl flooring throughout. A double glazed window overlooks the rear garden, with double glazed French doors providing direct access outside.

## First Floor Landing

Stairs rise from the entrance hall to a landing with a wooden handrail, bannister and loft access hatch, with doors leading to all rooms.

## Bedroom One

Bedroom one features a double glazed window to the front, a radiator, built-in wardrobes and an archway leading to the en suite.

## En Suite

The en suite comprises a shower enclosure, wash hand basin with vanity storage and an extractor fan.

## Bedroom Two

Bedroom two benefits from dual aspect double glazed windows to the front and rear, along with two radiators and an additional loft access hatch.

## Bedroom three

Bedroom three offers a double glazed window to the rear and a radiator.

## Bathroom

The bathroom includes an obscure double glazed window to the rear, a bath, WC and wash hand basin, with a radiator, vinyl flooring, extractor fan, shaver point and partly tiled walls.

## External

Externally, the front of the property offers a lawn with a mature blossom tree and a tarmac driveway providing off street parking for one vehicle. The property is situated within a cul de sac setting.

The rear garden is enclosed and features a timber decked area which is in need of replacement, leading onto a lawn bordered by timber fencing, with a mature tree and an outside cold water tap.

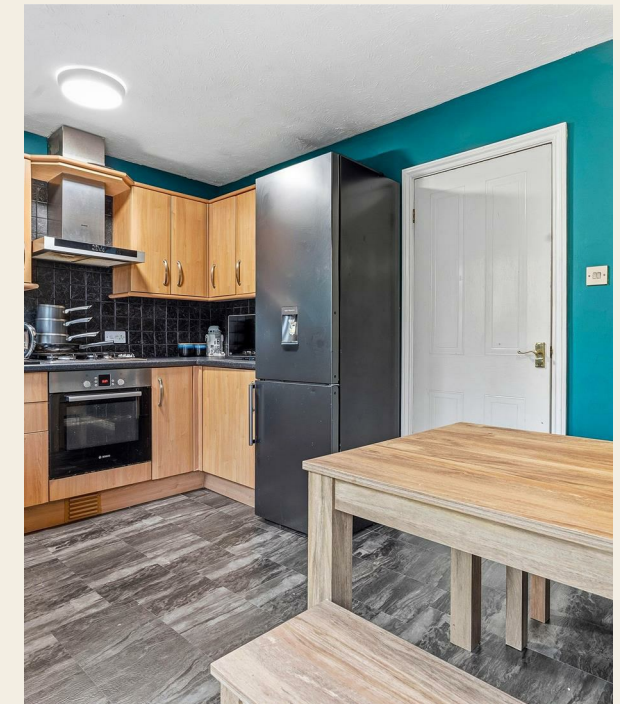
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Some images have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person.

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AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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| 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 |         |                         |
|   | 72      | 78                      |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |



Approx Gross Internal Area  
85 sq m / 914 sq ft



Ground Floor  
Approx 43 sq m / 463 sq ft

First Floor  
Approx 42 sq m / 451 sq ft

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.



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