



Melton Lodge The Lane, St. Nicholas, Cardiff. CF5 6SD

- *** NO CHAIN ***
- DETACHED 3-BED FAMILY HOME
- SOUGHT AFTER LOCATION 'THE DOWNS, ST. NICHOLAS'
- THE PROPERTY RECEIVES PLENTY OF 'NATURAL LIGHT'
- WOOD BLOCK 'PARQUET' FLOORING
- LARGE SUNROOM/CONSERVATORY
- 2nd RECEPTION ROOM (CONVERTED FROM INTEGRAL GARAGE)
- LARGE OPEN-SPACE REAR GARDEN
- uPVC D/G WINDOWS & GAS C/H WITH COMBI-BOILER
- TENURE: FREEHOLD



PROPERTY DESCRIPTION

*** NO CHAIN *** WELCOME TO MELTON LODGE, A DETACHED 3-BED FAMILY HOME LOCATED IN THE MUCH SOUGHT-AFTER VILAGE IN ST.NICHOLAS - 'THE DOWNS' IS A HIGHLY DESIRABLE AREA ON THE OUTSKIRTS OF CARDIFF WEST - THE PROPERTY RECEIVES PLENTY OF NATURAL LIGHT THROUGHOUT - GENEROUS SIZE LIVING ROOM - SPACIOUS SUNROOM/CONSERVATORY - KITCHEN & PANTRY - DOWNSTAIRS W.C - 3x DOUBLE BEDROOMS - 2nd RECEPTION ROOM CONVERTED FROM THE PREVIOUS INTEGRAL GARAGE - UPSTARS FAMILY BATHROOM - ENCLOSED FRONT GARDEN - SIDE GATE ACCESS INTO THE LARGE & ENCLOSED REAR GARDEN - PRIVATE DRIVEWAY TO FRONT - GAS CENTRAL HEATING with COMBI-BOILER - uPVC DOUBLE GLAZING WINDOWS - TENURE: FREEHOLD. SCHOOL CATCHMENT: Peterston-Super-Ely C/W Primary School, Ysgol lolo Morganwg, St Helens R.C Primary School, Ysgol Gymraeg Bro Morgannwg, Cowbridge Secondary School, St Richard Gwyn RC High School. MR HOMES Offer FOR SALE this Detached 3-Bedroom Family Home comprising in brief; Entrance Hallway & Living Room with Wood Block 'Parquet' Flooring, Kitchen, Pantry, Sunroom/Conservatory, Downstairs W.c, 2nd Reception Room(Converted from the Previous Integral Garage, First Floor Landing, Bedroom 1, Bedroom 2, Bedroom 3 and a Family Bathroom. The Front Garden is Enclosed, The Side Gate Gives Access to the Large & Enclosed Rear Garden which is Westerly Facing. Private Driveway to the Front. uPVC Double Glazing Windows & Gas Central Heating Powered by an Ideal 30kW Esprit eco2 Combination Boiler. EARLY VIEWING RECOMMENDED. 360 VR Tour Link > <https://tour.giraffe360.com/meltonlodgeap>EPC Rating = D.Council Tax Band = F.Mains Electricity, Welsh Water Supply & Sewage Connected to Cesspit. Broadband & Mobile Signal Coverage.*** Prime Location *** The property offers easy access to a number of local amenities, schools, parks and excellent transport links.To submit your offer, please visit: Make an Offer (mr-homes.co.uk) or call the Branch and speak to a member of the Sales TeamFREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE CONTACT MR HOMES: 02920 204 555 option 4WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Entrance Hallway

Living Room - L-Shaped

Kitchen

Pantry

Sunroom/ Conservatory

Cloakroom/Downstairs W.c

Combi-Boiler Cupboard

2nd Reception Room-(Previously Garage)

First Floor Landing

Bedroom 1

Bedroom 2

Bedroom 3

Family Bathroom

Front Garden - Enclosed + (Side Gate Access
into Rear Garden)

Rear Garden - Large & Enclosed - WEST FACING

Private Driveway to Front



MATERIAL INFORMATION

Council Tax: Band F

N/A

Parking Types: Driveway.

Heating Sources: Central. Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Level access.

EPC Rating: D (63)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

Mobile Signal

4G great data and voice

Construction Type

Floor: Solid, no insulation (assumed)

Roof: Pitched, 100 mm loft insulation

Walls: Cavity wall, filled cavity

Windows: Fully double glazed

Lighting: Low energy lighting in all fixed outlets



