

REDUCED

£248,950 Freehold



# 1 Duncan Close, Old St Mellons, Cardiff, South Glamorgan. CF3 1NP

- 3 BEDROOMS
- DECKING & LAWN
- OPEN PLAN LIVING
- QUIET CUL-DE-SAC
- EXCELLENT LOCATION
- GARAGE
- VACANT POSSESSION



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## PROPERTY DESCRIPTION

Squarefoot are pleased to present this well-presented semi-detached home in Old St. Mellons, Cardiff. The property is located in a quiet cul-de-sac but benefits from good road links to Newport, Cardiff City Centre and local amenities.

The property briefly comprises of an entrance hallway with stairs leading to the 1st floor. The downstairs layout is open plan and consists of a lounge, dining area and kitchen. The large garden is accessed via the dining room and benefits from well-presented decking with electric canopy which boasts views over Cardiff and steps down to a lawn area. The property also benefits from a drive & garage that fits 2 cars and features electricity.

Property is to be sold with vacant possession.

Please not a walkthrough tour is available upon request.





## ROOM DESCRIPTIONS

### Entrance Hallway

Front door opens into a good size hallway with space to hang coats.

Contemporary décor of white walls & grey carpeted floor and stairs. Door to access the main open-plan living space.

### Lounge

Large lounge with window looking out towards the front garden. White painted walls with feature silver geometric wall design and modern electric fire. Grey carpets to floor. Arch through to dining area.

### Dining

Good size dining area with PVC glass door leading out to the garden. Access to cupboard under stairs. White painted walls and grey carpets to floor. Arch through to kitchen.

### Kitchen

Small kitchen which benefits from the archway through to the dining area allowing better flow. Modern cream units & stylish wood-effect worktops. The kitchen is offered with space for a large fridge freezer, in built stainless steel double oven & gas hob, stylish cookerhood and space for washing machine. The kitchen boasts lovely views over Cardiff from the window.

### Master Bedroom

Good size master bedroom which benefits from excellent built in storage; modern grey fitted wardrobes & an additional large cupboard. Grey carpet to floor and cream walls. Window to front of property.

### Bedroom 2

Small double or good size single bedroom; perfect as a child's bedroom. Cream painted walls & grey carpet to floors. Window to rear of property with views over Cardiff.

### Bedroom 3

A small single bedroom; could be an ideal home office or child's bedroom. Window overlooking the garden & rear of the property. Cream painted walls and grey carpeted floors.

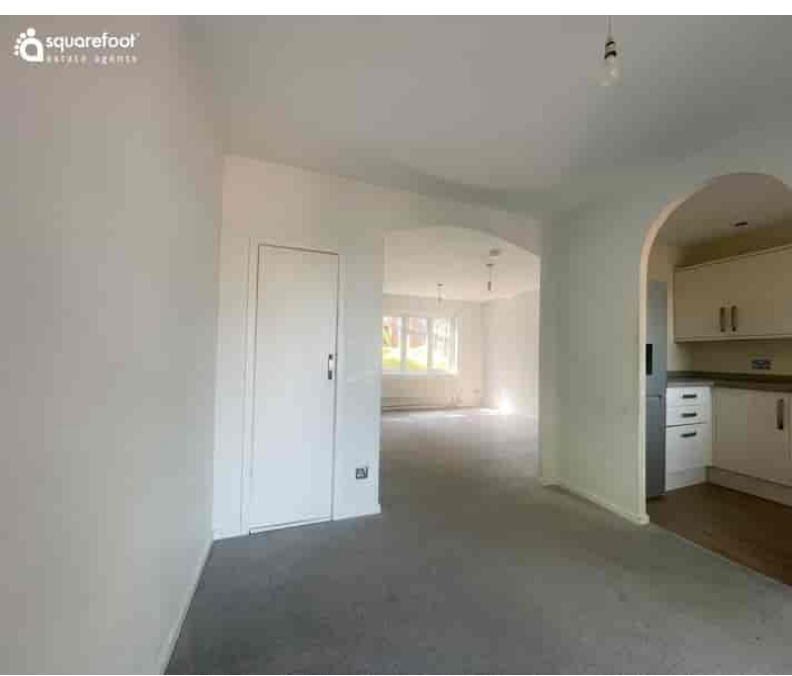
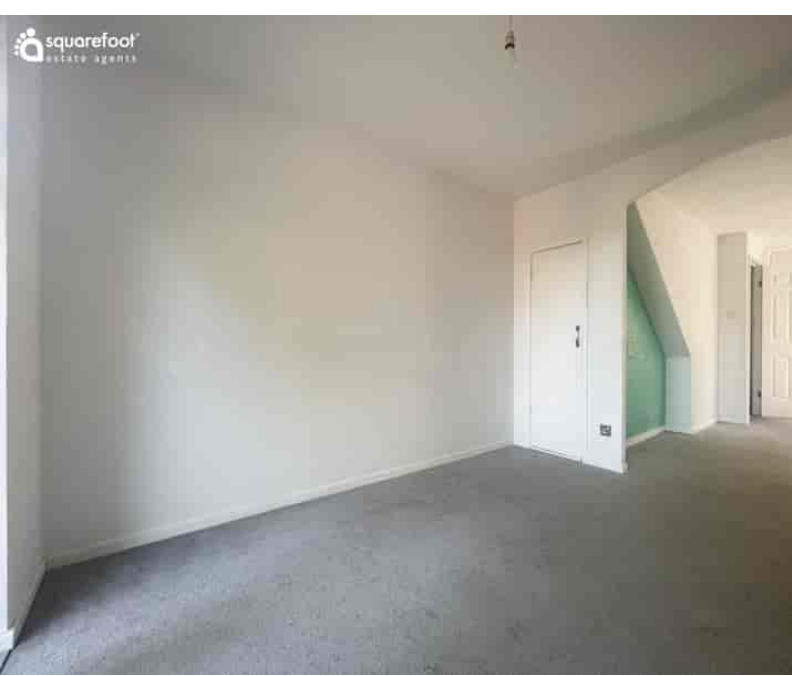
### Bathroom

Good size family bathroom with modern 3-piece suite.; toilet, sink and bath with shower over. Stylish wood-effect bath panel & under-sink drawer. Cream tiles to walls around bath and grey paint to other walls. Light-oak laminate flooring.

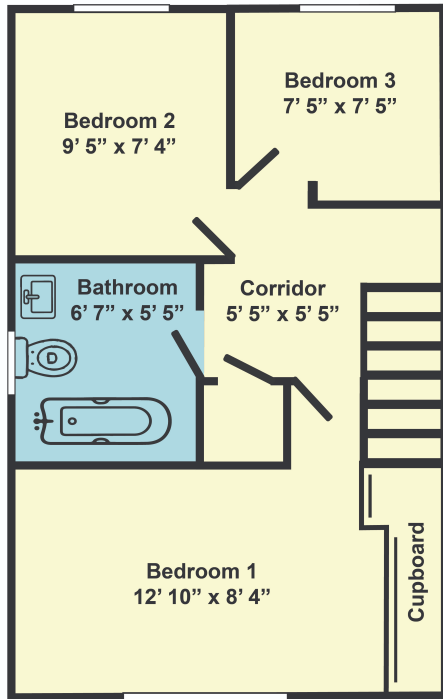
### Gardens

Front - lawns on either side of steps descending to house. Side access through a gate to the rear garden.

Rear - Access via the dining room to a large, well-kept decked area. Steps leading down to a sloped lawn and a further flat area of grass.



# FLOORPLAN

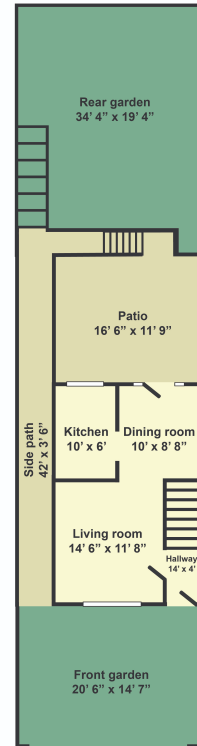


## 1st Floor

The floor plan is only for illustrative purpose and is not to scale.

Measurements of rooms, door, windows, and any items are approximate and no responsibility is taken for an error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items.

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## Ground Floor

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