



## Glenrise Close, £270,000

- Council Tax Band - C
- Three Bedrooms
- Cul De Sac Location
- Off Road Parking
- Large Garden
- Kitchen/Breakfast Room
- Close To Amenities
- EPC Rating: C



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## About the property

JUMP ON THE PROPERTY LADDER - With this must see, spacious semi-detached home. Comprising light spacious lounge, kitchen/breakfast room, three bedrooms, family bathroom and spacious garden. Located in a quiet cul de sac in St Mellons.

## Accommodation

### Entrance

Accessed by the newly fitted composite door with double glazing to a hallway, laminate flooring and hanging space for coats. Door to lounge.

### Lounge

15' 7" x 13' 7" ( 4.75m x 4.14m )

Accessed from the hallway to a light and spacious lounge to the front of the property, a Pvc double glazed window to the front aspect. Laminate flooring, two radiators. Door to kitchen.

### Kitchen

13' 6" x 8' 9" ( 4.11m x 2.67m )

A fitted kitchen set along three sides with matching wall and base units and contrasting laminated work surfaces. Space for washing machine, space for fridge/freezer and Integrated oven with gas hobs above and a extractor fan. Sink with tap and drainer. The floor is laid with ceramic flooring with Pvc double glazed window overlooking the rear of the property. Radiator. Pvc door onto the rear garden.





## Landing

Carpet to stairs and landing, doors leading to all bedrooms and bathroom.

## Bedroom One

11' 2" max x 8' 8" ( 3.40m max x 2.64m )

Double bedroom to the front of the property. Ample space for storage in wardrobes. Radiator and Pvc double glazed window to the front.

## Bedroom Two

10' 5" x 7' 8" ( 3.17m x 2.34m )

Double bedroom to the rear of the property. Radiator and Pvc double glazed window to the rear garden. Laminate flooring.

## Bedroom Three

5' 8" x 7' 6" ( 1.73m x 2.29m )

Third bedroom to the rear of the property with laminate flooring and painted walls. Radiator and Pvc double glazed window to the rear garden.

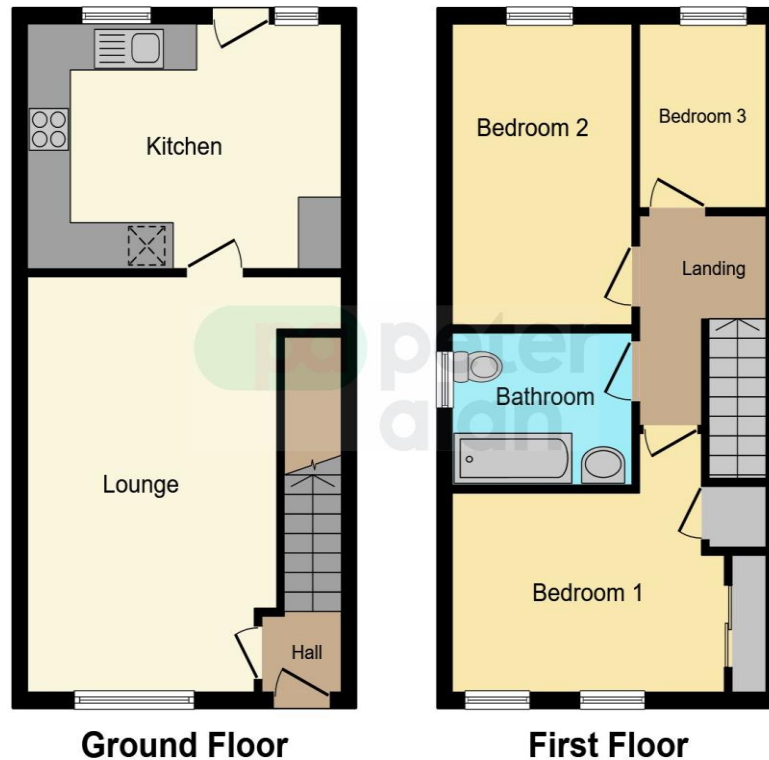
## Bathroom

Fitted with a white suite comprising low level wc, pedestal wash hand basin and panelled bath. Tiled splashbacks. Radiator. Pvc window in obscure glass to side.

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## Floorplan



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