

Church Road

OLD ST. MELLONS, CARDIFF, CF3 6YA

GUIDE PRICE £285,000

**Hern &
Crabtree**



Church Road

Set within the sought after St. Edeyrns Village development, this beautifully presented Persimmon built semi detached home offers stylish accommodation, practical family living and the benefit of a covered two bay car port. Designed with modern lifestyles in mind, the property enjoys bright, well proportioned rooms, a generous kitchen and dining space opening onto the garden, three bedrooms, two bathrooms and a ground floor cloakroom. It is an ideal choice for first time buyers, young families and those looking for a home that is ready to move straight into.

The heart of the home is the spacious kitchen and dining room, where French doors connect seamlessly with the rear garden to create an excellent space for everyday living and entertaining. Upstairs, the principal bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a well appointed family bathroom.

St. Edeyrns Village has quickly become one of Cardiff's most desirable modern neighbourhoods, combining attractive streetscapes with excellent connectivity. The picturesque River Walk provides a pleasant waterside trail ideal for walking, running and cycling, while nearby green spaces create a wonderful setting for outdoor recreation. Local amenities continue to grow within the development, with further shopping available in nearby Old St. Mellons, Rumney and Pontprennau. Families are well served by a choice of local schools, while excellent road links place the A48 and M4 motorway within easy reach, making commuting across Cardiff, Newport, Bristol and beyond straightforward. Regular bus services provide convenient access to Cardiff city centre, where an extensive range of shops, restaurants, cafés and entertainment venues can be enjoyed. Combining a popular location with well balanced accommodation and excellent transport connections, this is a home perfectly suited to modern living.



Entrance Hall

Entered via a PVC double glazed front door with obscure glazed insert. A welcoming hallway with wood effect flooring, radiator, staircase rising to the first floor and access to the principal ground floor accommodation.

Cloakroom

Fitted with a WC and wash hand basin. Obscure double glazed window to the front, wood effect flooring and radiator.

Living Room

A comfortable reception room with a double glazed window overlooking the front aspect, wood effect flooring, radiator and a useful built in storage cupboard.

Kitchen/Dining Room

A spacious room extending across the rear of the property, fitted with a range of wall and base units with laminate work surfaces incorporating a stainless steel one and a half bowl sink with drainer. Integrated four ring gas hob with extractor hood above and integrated oven and grill. Space and plumbing for a washing machine and dishwasher together with space for a fridge freezer. Cupboard housing the combination boiler. Recessed ceiling lighting, radiator, wood effect flooring, double glazed window to the rear and double glazed French doors opening onto the garden.

Landing

With spindle balustrade, access to the loft space and a large built in storage cupboard.

Bedroom One

A generous principal bedroom with double glazed window to the front, radiator and access to the en suite shower room.

En Suite

Fitted with a walk in shower enclosure, WC and wash hand basin. Obscure double glazed window to the front, tiled flooring and radiator.

Bedroom Two

A well proportioned double bedroom with double glazed window to the rear and radiator.

Bedroom Three

A comfortable single bedroom with double glazed window to the rear and radiator.

Family Bathroom

Appointed with a panel bath, WC and wash hand basin. Heated towel radiator and tiled flooring.

Rear Garden

The enclosed rear garden is bordered by timber fencing and offers a paved seating area leading onto a lawn with an established wild garden section. A decked seating area provides an additional space for outdoor dining and relaxation. There is also a garden shed, an outside tap and a lockable side gate giving access to the covered two bay car port.

Front and Parking

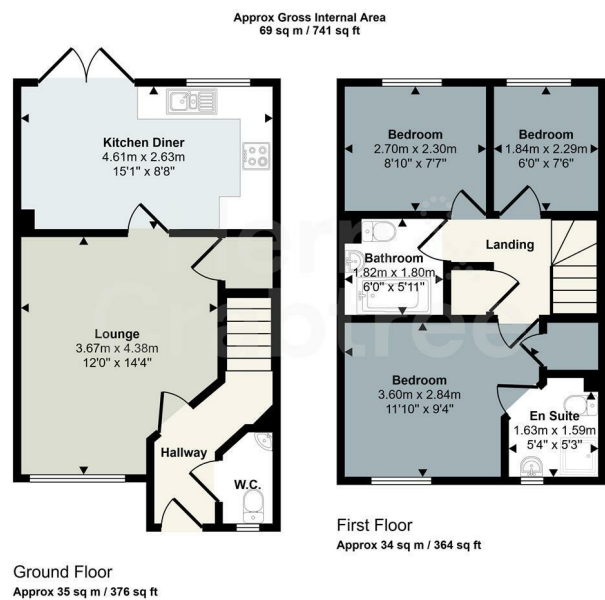
Off street parking for two vehicles in tandem with covered car port

Disclaimer

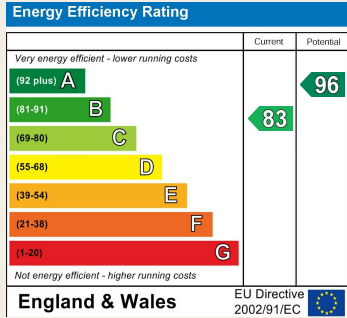
Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been enhanced for marketing purposes. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss. We recommend you seek advice from your legal conveyancer to ensure accuracy. Please note: Buyers are required to pay a non refundable 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.



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



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.



Hern & Crabtree

02920 620 202 heath@hern-crabtree.co.uk

hern-crabtree.co.uk

304 Caerphilly Road, Heath, Cardiff, CF14 4NS



The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.