

Ffordd Crabtree

OLD ST. MELLONS, CARDIFF, CF3 6AN

GUIDE PRICE £289,950

**Hern &
Crabtree**

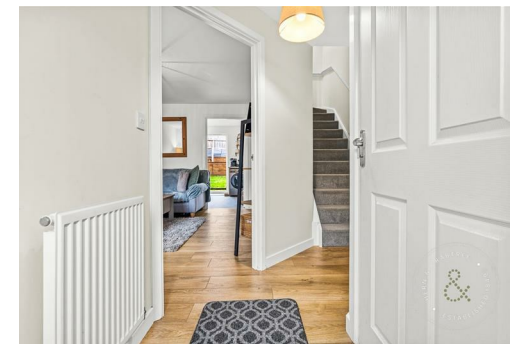


Ffordd Crabtree

Positioned within the sought-after St Ederyns Village development in Old St Mellons, this attractive semi-detached home offers a perfect balance of comfort, practicality and style. Built by Persimmon Homes around six years ago, the property benefits from well-planned interiors and a private landscaped garden, ideal for families, professionals or those looking to settle in a peaceful yet well-connected location.

The ground floor features a welcoming entrance hall, a convenient cloakroom and a comfortable lounge that flows seamlessly into a bright open-plan kitchen and dining area. With French doors opening onto the rear garden, the space feels light and inviting, providing a pleasant backdrop for everyday living and entertaining. Upstairs, the main bedroom includes fitted storage and a contemporary en suite, while two further bedrooms are served by a family bathroom.

St Ederyns Village is a desirable community on the eastern edge of Cardiff, known for its peaceful surroundings and easy access to both the city centre and Newport via the A48 and M4. The area offers excellent local schools, including St Mellons Church in Wales Primary and St Illtyd's Catholic High School. Nearby Old St Mellons Village provides a selection of traditional pubs, cafes and local shops, while larger retail outlets can be found at Newport Road and Cardiff Gate Retail Park. The area is well served by public transport links and enjoys proximity to open countryside, walking trails and green spaces, making it an appealing location for families and commuters alike.



731.00 sq ft

Entrance Hall

Entered via a double glazed composite door with obscure glass inserts and matching side panels. The hallway features wood laminate flooring, a radiator, and stairs leading to the first floor. Doors lead to the cloakroom and lounge.

Cloakroom

Fitted with a low-level WC and wash hand basin with tiled splashback. There is a double glazed obscure window to the front, a radiator and vinyl flooring.

Lounge

A comfortable main reception room with a double glazed window to the front, wood laminate flooring, radiator, and a useful built-in storage cupboard. A door opens through to the kitchen and dining area.

Kitchen / Dining Room

A bright and sociable space with double glazed windows and French doors leading to the rear garden. The kitchen is fitted with a range of wall and base units with worktops over, a one-and-a-half bowl sink and drainer with mixer tap, an integrated oven, four ring gas hob with extractor hood, integrated full-length dishwasher, and space for a washing machine, fridge and freezer. Concealed cupboard housing the Ideal gas combination boiler. Vinyl flooring, radiator and ample space for a dining table and chairs.

First Floor Landing

Stairs rise from the hall with a wooden handrail, bannister, loft access hatch, linen cupboard and doors to all bedrooms and bathroom.

Bedroom One

A well-proportioned principal bedroom with a double glazed window to the front, radiator, built-in storage cupboard and access to the en suite.

En Suite

Comprising a corner shower with glazed sliding doors, WC, wash hand basin, part tiled walls, vinyl flooring, radiator, extractor fan and a double glazed obscure window to the front.

Bedroom Two

Double glazed window overlooking the rear garden and radiator.

Bedroom Three

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

Family Bathroom

Fitted with a white suite comprising panelled bath with mixer tap and shower over, WC, wash hand basin, part tiled walls, extractor fan, radiator, vinyl flooring and a double glazed obscure window to the side.

Outside

To the front is a double driveway providing off-street parking for two vehicles, paved pathway to the entrance, outside light and mature planted borders. A gated side path leads to the rear.

The rear garden is fully enclosed and attractively landscaped with a paved patio area, lawn, and a tiered raised decking terrace ideal for outdoor dining. There are mature shrubs, flower borders, an outside tap and side gate access.

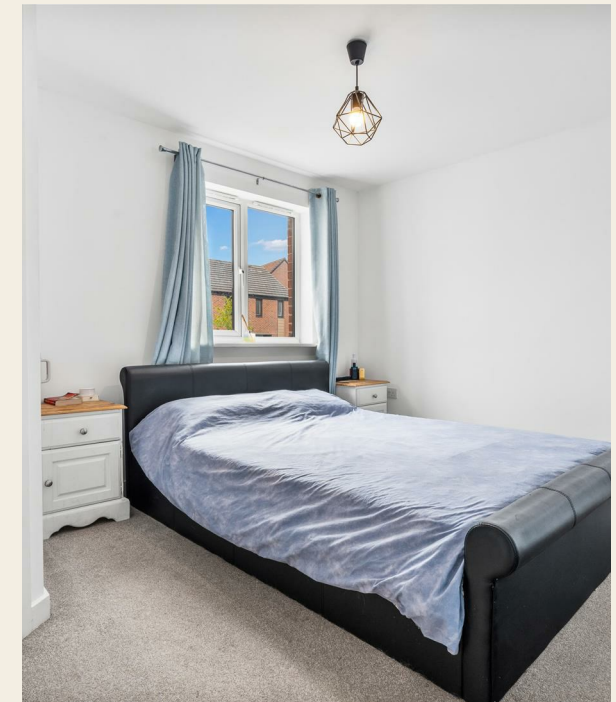
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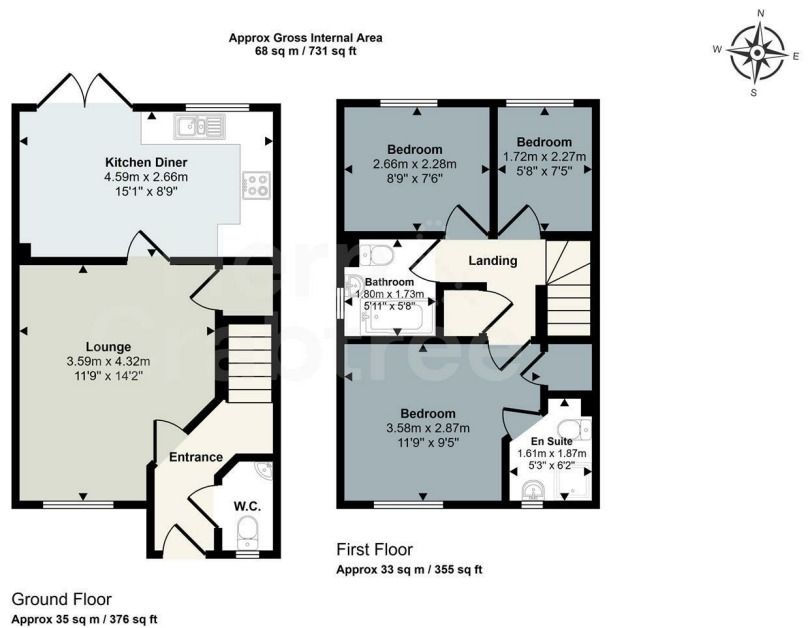
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc VAT, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

Management Estate Service Charge

Please note that there is an annual service charge for the estate via Remus Management, approximately £180 - £250 p/a (variable).



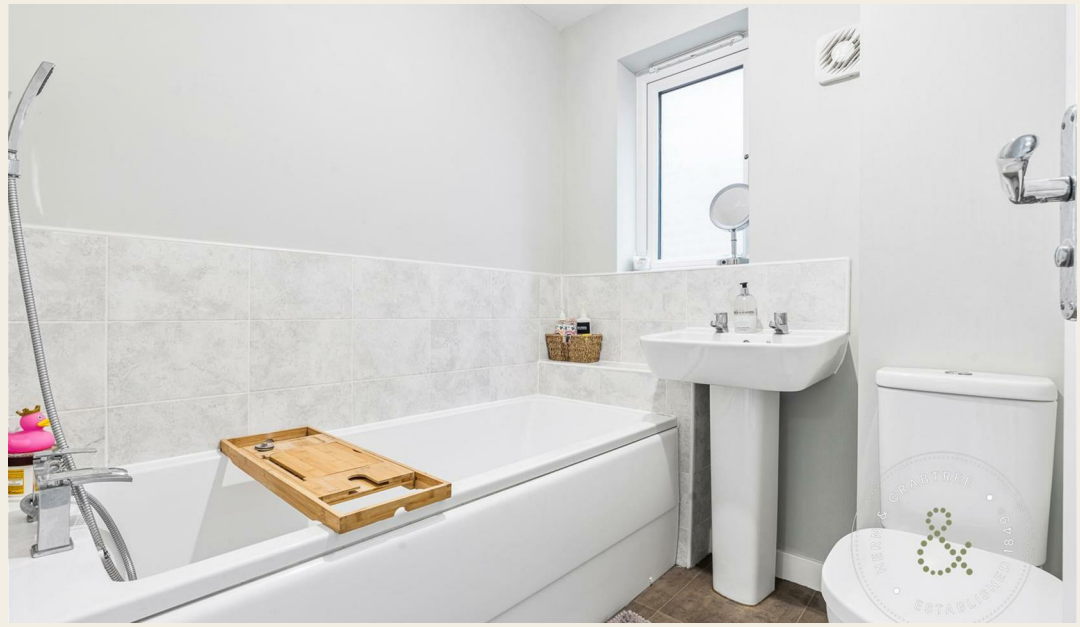
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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