

Maes-Y-Crochan

ST. MELLONS, CARDIFF, CF3 0EL

GUIDE PRICE £299,950

Hern &
Crabtree



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Viewings from Tuesday, 28th October. NO CHAIN. Set within a peaceful cul-de-sac in St Mellons, this detached three-bedroom home presents a superb opportunity for those seeking space, comfort and convenience. Thoughtfully arranged and well-maintained, it combines modernised key rooms with bright interiors and an attractive private garden, all offered with no onward chain.

The ground floor flows naturally from a welcoming hallway into the main living and dining areas, ideal for family life and entertaining. The kitchen and adjoining utility room provide ample workspace and storage, while the cloakroom and integral garage add everyday practicality. Upstairs, three bedrooms include a main bedroom with en suite shower area, complemented by a contemporary family bathroom.

Outside, the property benefits from off-street parking and a mature rear garden that offers a tranquil retreat with lawn and patio areas surrounded by greenery.

St Mellons is a popular suburb to the east of Cardiff, positioned conveniently for both Cardiff and Newport via the A48 and M4. The area offers a range of local amenities including shops, supermarkets, cafés, and the St Mellons Golf Club. Families benefit from well-regarded primary and secondary schools, while nearby parks and open spaces provide pleasant settings for walks and recreation. Excellent transport links make commuting straightforward, with frequent bus services and easy access to Cardiff city centre, Newport and beyond.



1103.00 sq ft

Storm porch & Entrance Hall

Entered via a double-glazed PVC door with obscure glass panels, the entrance opens into a welcoming hallway with stairs to the first floor, electric fuse board, and access to the main reception areas.

Lounge

A bright principal living space with a double-glazed window to the front, wood laminate flooring and a radiator. The room leads through to the adjoining dining area, creating a natural flow for family living.

Dining Room

Featuring double-glazed French doors that open onto the rear garden, this space enjoys a pleasant outlook and offers wood laminate flooring, a radiator, and access to the inner hallway.

Inner Hallway

Provides access to the kitchen, cloakroom, and utility room with a practical vinyl floor finish.

Cloakroom

Fitted with a WC, wash hand basin with vanity storage, extractor fan, and vinyl flooring.

Kitchen

Overlooking the rear garden, the kitchen is fitted with a range of wall and base units with complementary worktops, tiled splashbacks, and tiled flooring. Appliances include an integrated oven, four-ring induction hob with concealed extractor, integrated fridge and freezer, and plumbing for a dishwasher. Practical features such as pull-out corner carousel storage and a larder cupboard add thoughtful functionality.

Utility Room

With a double-glazed door and window to the rear, this room provides further storage, space and plumbing for a washing machine and condensing tumble dryer, and houses the Vaillant gas combination boiler. A door leads directly into the garage.

Garage

A single integral garage with manual up-and-over door, power and lighting, shelving, and a pitched roof with overhead storage potential.

First Floor Landing

Accessed via stairs from the entrance hall, featuring a wooden handrail, side-facing double-glazed window, loft access hatch, and an airing cupboard with fitted shelving.

Bedroom One

A comfortable principal bedroom with a double-glazed window to the front, radiator, fitted wardrobes, dressing table, and pine wood flooring. An open archway leads into a private shower area with vanity wash basin and shower quadrant with plumbed shower and glass door.

Bedroom Two

A double bedroom with double-glazed window to the rear, radiator, and pine wood flooring.

Bedroom Three

A front-facing single bedroom with pine wood flooring and stairwell recess.

Family Bathroom

A stylish modern suite comprising a panelled bath with plumbed shower and glass screen, WC, wash hand basin with vanity storage, mirrored cabinet, heated towel rail, and wood laminate flooring.

Front Garden & Driveway

The front aspect offers off-street parking for one to two vehicles, a lawned area with mature shrubs, and an outside light.

Rear Garden

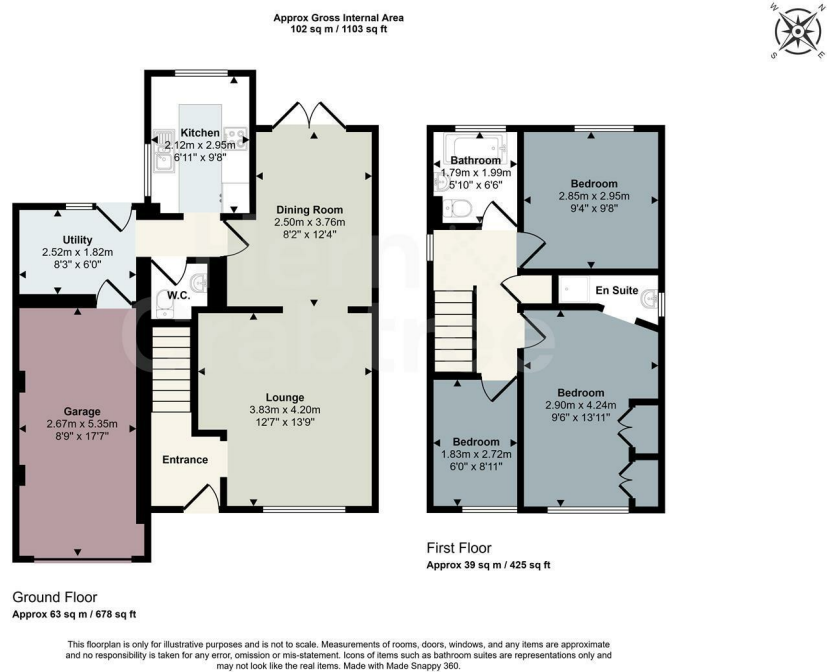
A well-enclosed rear garden featuring a paved patio, level lawn, and mature planting with shrubs, trees and flower borders. A side path provides gated access to the front, and a storage shed sits to one side of the garden requiring some repair.

Disclaimer:

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

