

Church Road

OLD ST. MELLONS, CARDIFF, CF3 6YX

GUIDE PRICE £335,000

**Hern &
Crabtree**



Church Road

Set within the established residential surroundings of Old St Mellons, this beautifully presented semi-detached townhouse offers an appealing sense of space across three thoughtfully arranged floors. Less than ten years old and clearly well cared for, it is a home that feels immediately comfortable, with flexible accommodation equally suited to family life, working from home and entertaining.

The ground floor begins with a welcoming entrance hall, from which a separate office or sitting room provides valuable versatility. Beyond, the kitchen and dining room forms the sociable heart of the house, with generous cabinetry, integrated cooking appliances and ample room for a dining table. French doors open directly onto the garden, creating an easy connection outside during the warmer months. A cloakroom and useful under-stairs storage complete this level.

The first floor is arranged around an attractive living room, where a bay window frames an elevated green outlook to the front. A double bedroom sits quietly to the rear and benefits from its own en-suite shower room. Two further bedrooms occupy the upper floor, one with fitted mirrored wardrobes, alongside the family bathroom.

Outside, the enclosed rear garden combines a lawn with a paved terrace for outdoor dining and a timber storage shed. To the front, a side-by-side driveway provides off-road parking for two cars.

Old St Mellons occupies a particularly convenient position on Cardiff's eastern side, combining an established village setting with excellent connections towards the city and beyond. The A48 and M4 are readily accessible, while local bus services provide links across Cardiff. Everyday amenities are available in neighbouring Pontprennau and St Mellons, with local schooling including St Mellons Church in Wales Primary School and independent St John's College.



Approx 1064.00 sq ft

Council Tax Band: E

Entrance Hall

Entered via a double glazed composite entrance door to the front with inset obscure double glazed panels. Tiled flooring, radiator, staircase rising to the first floor and doors leading to the ground floor accommodation.

Office / Sitting Room

Double glazed window to the front aspect. Radiator. A versatile additional reception room, well suited as a home office, snug or sitting room.

Cloakroom

WC and wash hand basin. Half-height tiled walls, radiator and extractor fan.

Kitchen / Dining Room

Double glazed window overlooking the rear garden and double glazed French doors opening onto the garden. Fitted with a selection of wall and base units with work surfaces over and a one-and-a-half bowl sink and drainer with swan-neck mixer tap. Integrated oven, four-ring gas hob, stainless steel splashback and cooker hood. Space and plumbing for a dishwasher and washing machine, together with space for a fridge/freezer. Tiled splashbacks, tiled flooring, vertical radiator and inset spotlights. Ample room for a dining table and chairs. Built-in under-stairs cupboard providing additional storage. Concealed Ideal gas combination boiler.

First Floor Landing

Staircase with timber handrail and spindles. Built-in storage cupboard, doors to the first floor rooms and stairs rising to the second floor.

Living Room

Double glazed bay window to the front aspect enjoying an elevated green outlook. Radiator.

Bedroom One

Double glazed window to the rear aspect. Radiator and recessed space for wardrobes. Door leading to the en-suite shower room.

En Suite Shower Room

Shower enclosure set within a recess with shower and bi-fold glass door. WC and wash hand basin. Half-height tiled walls, tiled flooring, radiator and extractor fan.

Second Floor Landing

Timber handrail and balustrade matching the first floor. Loft access hatch and doors leading to the remaining bedrooms and family bathroom.

Bedroom Two

Double glazed window to the front aspect. Radiator and fitted double mirrored wardrobes.

Bedroom Three

Double glazed window to the rear aspect. Radiator.

Family Bathroom

Bath with glazed shower screen and Mira shower over, wash hand basin, WC and illuminated mirrored vanity cupboard. Part-tiled walls, vinyl flooring and vertical radiator.

Rear Garden

An enclosed rear garden arranged with a lawn and paved patio, providing space for outdoor seating and dining. Timber-framed storage shed.

Front & Parking

The property is approached via a block-paved side-by-side driveway providing off-road parking for two vehicles, with a paved pathway leading to the front entrance.

Disclaimer

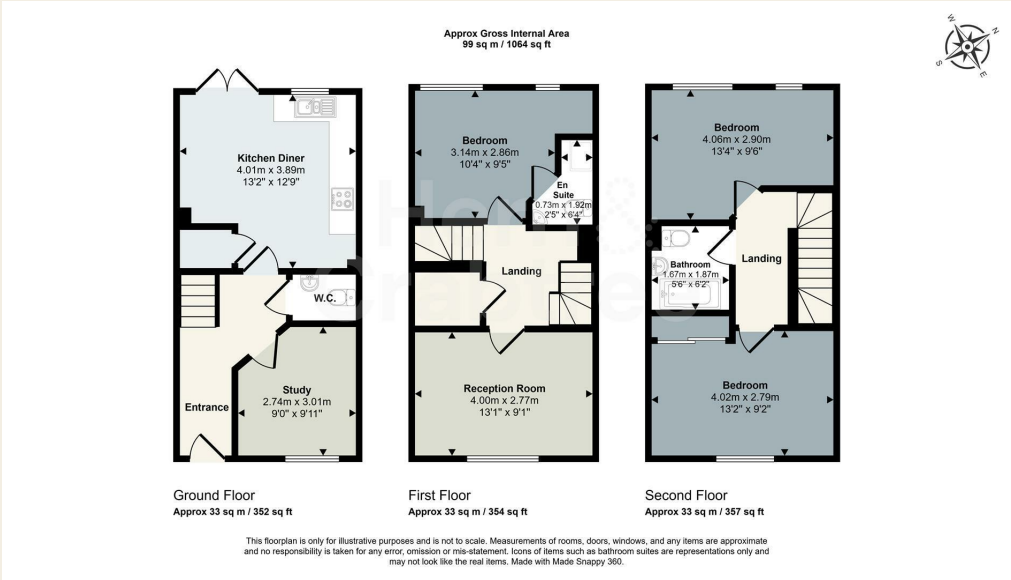
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their

offer is accepted to proceed with the sale. Details can be found on our website.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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

