

Pennyroyal Close

ST. MELLONS, CARDIFF, CF3 0NB

GUIDE PRICE £210,000

**Hern &
Crabtree**



Pennyroyal Close

Tucked away within a peaceful cul de sac in the heart of St Mellons, this well cared for mid terrace home offers a calm and practical setting that will appeal to a wide range of buyers, from first time purchasers to young families seeking a welcoming community atmosphere. Pennyroyal Close is known for its family friendly feel, with neighbouring homes gathered around a quiet residential setting where children can safely play and residents enjoy a strong sense of community.

The house itself has been thoughtfully maintained over the years and offers comfortable accommodation filled with natural light. The lounge creates a warm focal point to the home, while the kitchen and dining area to the rear provides a sociable layout with direct access to the garden. Upstairs, the property offers two well proportioned bedrooms and a shower room, with subtle character touches including dado rails and wood panelling adding charm and personality throughout.

Outside, the rear garden has been designed for ease of maintenance with paved seating areas and decorative gravel, creating a pleasant outdoor space to enjoy throughout the warmer months. To the front, a private driveway provides off road parking, an increasingly valuable feature within the area.

St Mellons continues to grow in popularity thanks to its excellent balance of green spaces and convenience. There is easy access to local shops, supermarkets, schools and leisure facilities, while nearby road links provide straightforward travel into Cardiff city centre, Newport and beyond via the A48 and M4 corridor. The area is also well positioned for access to parks, walking routes and family amenities, making it particularly appealing for buyers looking for a quieter pace without losing connection to the city.



657.00 sq ft

Entrance Hall

PVC front door with double glazed obscure windows to the front and side elevations. Coved ceiling, radiator, wooden flooring and staircase rising to the first floor.

Lounge

Double glazed window to the front elevation. Radiator, useful understairs storage space, additional radiator enclosed within decorative wooden housing and wooden door with glazed inserts leading into the kitchen.

Kitchen

Double glazed window to the rear elevation and PVC door with obscure double glazed insert providing access to the garden. Fitted with a range of wall and base units with wooden work surfaces and built in breakfast bar area. Space for an oven and additional appliances. Coved ceiling, radiator and laminate flooring.

Landing

Dado rail, wooden balustrade, storage cupboard and loft hatch providing access to the attic space.

Bedroom One

Double glazed window to the front elevation. Radiator and large built in wardrobe.

Bedroom Two

Double glazed window to the rear elevation. Radiator, coved ceiling, dado rail and decorative wood panelling to the lower section of the walls.

Shower Room

Double glazed obscure window to the rear elevation. Fitted with a walk in shower, wash hand basin with storage cupboards beneath and WC. Partly tiled walls, laminate flooring, mirrored shelving unit and plastered ceiling.

Rear Garden

Low maintenance rear garden with paved seating areas, decorative granite gravel section and wooden fencing to all sides. Garden shed and outside water tap.

Front Garden and Parking

Tarmac driveway providing off road parking for one vehicle. Small lawned area, outside tap and external power sockets. Hedge boundary to one side.

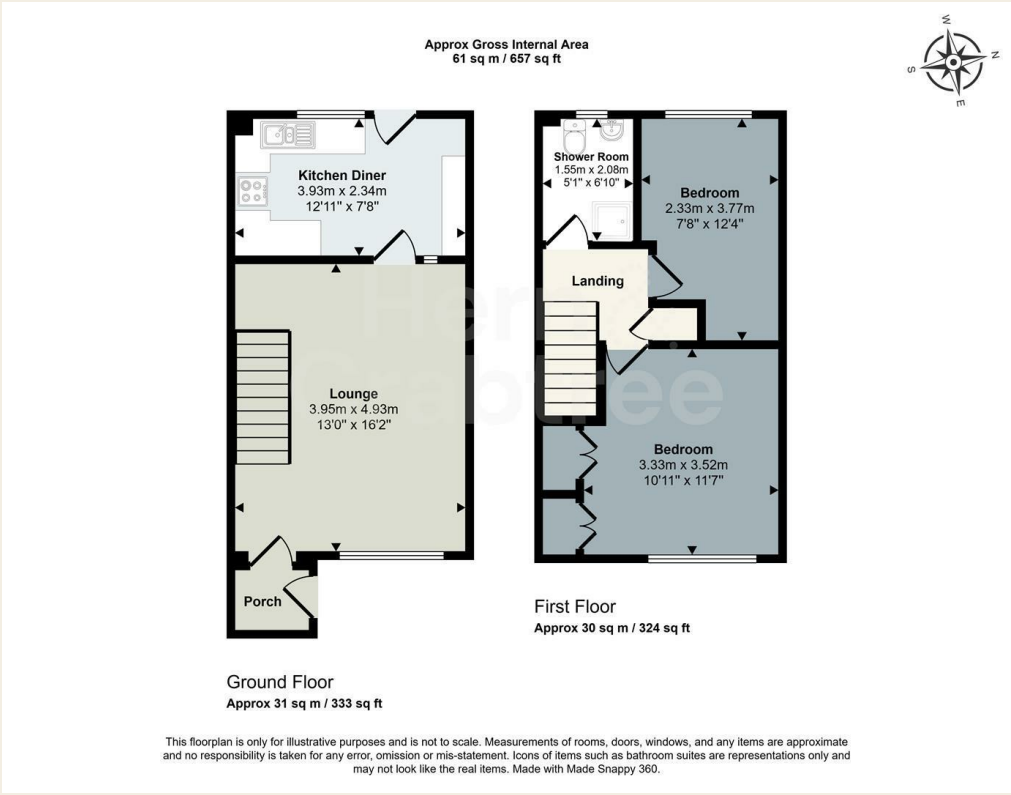
Disclaimer

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 digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. 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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		70
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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.