Stryd Boyd

OLD ST. MELLONS, CARDIFF, CF3 6YS

GUIDE PRICE £365,000

Hern & Crabtree

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Set within St Edeyrns Village in Old St Mellons, this beautifully finished semi-detatched town house occupies a notably generous corner plot, with an attractive green outlook towards the riverside footpath. Arranged across three floors, the house has been carefully extended and reconfigured to create a home that feels sociable, practical and full of character.

The ground floor is centred around a flowing kitchen, dining and living space, where warm timber finishes, panelled detailing and generous glazing bring a sense of cohesion throughout. The kitchen is arranged for everyday ease, while the built-in dining area creates a natural place to gather. To the rear, the lounge opens directly onto the landscaped garden, making the transition between inside and outside particularly appealing. A separate utility room with cloakroom adds useful practicality.
The first floor offers a generous bedroom with en suite shower room together with a separate front sitting room / bedroom, giving the house a welcome degree of flexibility. Two further bedrooms and a well-appointed family bathroom occupy the top floor, with excellent built-in storage to one bedroom. Outside, the corner plot has been thoughtfully landscaped with extensive paving, artificial lawn, raised planting and a purpose-built garden room currently used as a gym.

St Edeyrns Village combines a residential setting with strong access to Cardiff. St Mellons Church in Wales Primary School is within the development, alongside a local SPAR and community facilities. The Rhymney River and surrounding footpaths provide immediate opportunities for walking, while nearby Pontprennau and Cardiff Gate add further shopping and everyday amenities. For families, further schooling is available across Pontprennau and east Cardiff, subject to admissions and catchment. The A48 and M4 at Junction 30 are readily accessible, and Cardiff Bus service 59 serves the village, placing the city and wider east Cardiff within convenient reach

Approx 1290.00 sq ft

Council Tax Band: E

Entrance Hall
Entered through a PVC entrance door incorporating glazed panels, spyhole and security chain. The hall introduces the timber tones found throughout much of the ground floor, with wood effect flooring, a radiator and space for display furniture. A timber balustrade frames the staircase rising to the first floor, while the hallway opens naturally into the principal kitchen and dining space.

Utility Room / Cloakroom
A double glazed window faces the front of the property, bringing natural light into this particularly useful ancillary space. Work surfaces are arranged to either side with tiled splashbacks, incorporating a wash basin with storage beneath. There is additional cupboard storage, conveniently positioned electrical sockets and a WC set alongside a tiled section of wall. There is space and plumbing for a washing machine. Wood effect flooring continues from the hallway.

Kitchen / Diner / Living Room
Extended and reconfigured. The kitchen is open to the adjoining dining and living spaces, allowing light from the rear glazing to travel through the ground floor. A range of fitted wall and base cabinetry is paired with marble effect work surfaces, incorporating a double sink, gas hob with oven beneath and extractor above. There is an integrated dishwasher together with space for a freestanding fridge freezer.
The dining area has been particularly well considered, with a built-in table and seating creating a comfortable, sociable place for everyday meals or entertaining. Three pendant lights define the dining space, while additional fitted storage and a radiator sit beneath the staircase. Timber detailing around the opening towards the lounge, including panelling overhead, provides a warm visual connection between the two spaces.

Lounge
Wide double glazed doors face the rear garden and provide the principal source of natural light to the ground floor, while also creating a direct connection with the terrace outside. One wall is finished with timber panelling, complemented by further panelled detailing around the opening to the dining area and overhead. Wood effect flooring continues underfoot, with recessed spotlights and additional wall lighting completing the room.

First Floor Landing
The staircase arrives at a central landing with a timber balustrade and useful built-in storage cupboards. Doors lead to the bedroom and separate sitting room, while a further staircase rises to the top floor.

Bedroom One
Two double glazed windows overlook the rear of the property. The bedroom is finished with timber flooring and has a radiator, ceiling lighting and direct access to its own en suite shower room.

En Suite
A walk-in shower sits within a fully tiled enclosure, complemented by partially tiled walls elsewhere in the room. There is a wash basin, WC and radiator, together with tiled flooring. The form of the staircase above creates an interesting change in ceiling line within part of the room.

Sitting Room / Bedroom Four
A generous double glazed window faces the front of the property, extending close to floor level and giving the room a particularly open feel. Two radiators serve the space, which is finished with timber flooring and ceiling lighting. Positioned away from the main ground floor living accommodation, this is a versatile additional reception room with potential to suit family life, home working or quieter evenings.

Second Floor
Doors open to both bedrooms and the family bathroom. A ceiling hatch provides access to the loft space.

Bedroom Two
A double glazed window faces the front of the property. The room has a radiator and timber flooring, together with an attractive section of vertical timber slat detailing. Particularly impressive built-in storage extends across the principal wall and partly around either side, incorporating hanging space, shelving, open storage and space for additional furniture.

Bedroom Three
Two double glazed windows overlook the rear of the property. A radiator serves the room, while timber panelling creates a strong feature across one wall and adds warmth and texture to the space.

Family Bathroom
The bathroom is arranged around a fitted bath with shower above, including both rainfall and handheld shower fittings. There is a wash basin with storage beneath, WC and heated towel rail. Tiled flooring is complemented by partially tiled walls, with carefully considered ceiling lighting adding further character.

Garden Room
A double glazed window and double glazed French doors provide natural light and access from the garden. Purpose built as a highly usable additional space, the room is currently arranged as a gym but could readily accommodate a home office, studio or hobby room. The interior has timber style wall finishes, recessed spotlights, an electric radiator and useful cupboard storage.

Front and Parking
A private driveway extends along the side of the house and provides off-road parking for two vehicles (in tandem). A side gate gives direct access into the rear garden, with an outside water tap also positioned alongside the driveway.

Rear Garden
The generous corner plot is a defining feature of the house, giving the outside space a breadth rarely found with a town house of this style. Immediately outside the rear doors is an extensive stone paved terrace, creating ample room for outdoor dining and seating and extending around the side of the property. Further sections of artificial lawn provide low maintenance garden space, with a raised area reached by timber steps. Timber edged planting beds sit along the boundaries and provide scope for seasonal planting, while a garden shed is positioned on hardstanding. Timber fencing encloses the garden, with external lighting, power and decorative overhead lighting adding to its usability after dark. The purpose-built garden room is reached directly from the garden, completing an unusually versatile outside setting.

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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 Charge
Annual service charge via Remus Management Company. Approx £185 per annum (as of 2025).

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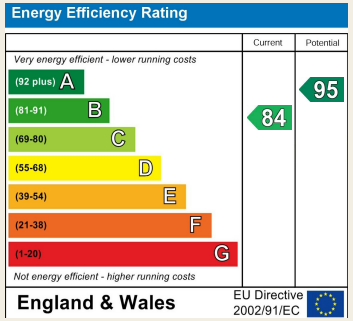

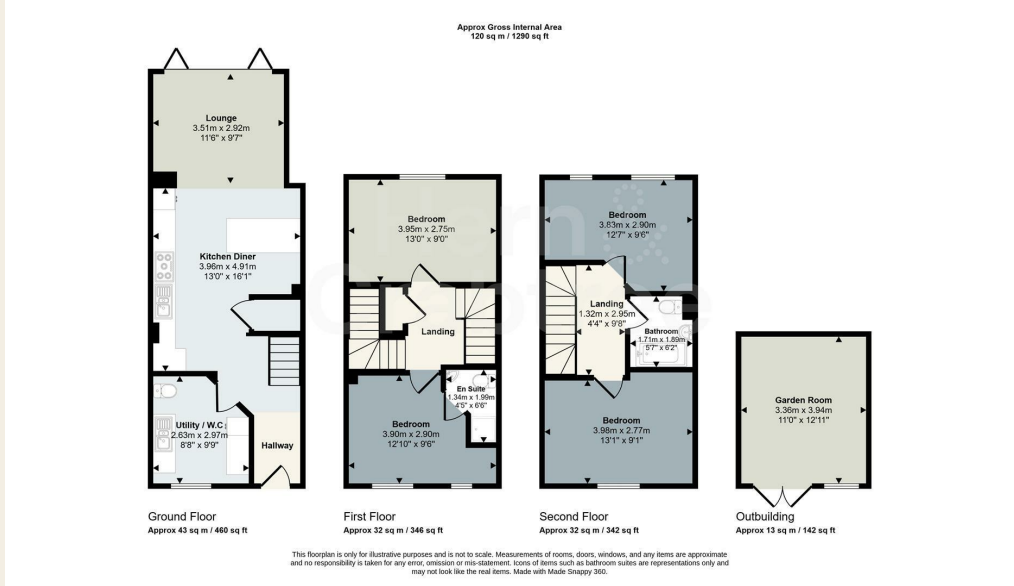

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