

Maes-Y-Crochan

ST. MELLONS, CARDIFF, CF3 0EL

GUIDE PRICE £275,000

**Hern &
Crabtree**



Maes-Y-Crochan

Set within a quiet residential position in St Mellons, this well kept semi detached home offers a balanced layout suited to modern family life, with a natural flow between living spaces and a garden designed for both relaxation and entertaining.

The house opens into a practical entrance hall leading through to a comfortable living room where a feature fireplace creates a sense of warmth and familiarity. From here, double doors connect seamlessly into the dining room, allowing the space to open up for gatherings or remain more intimate day to day. To the rear, the kitchen is well arranged with ample storage and workspace, extending into a conservatory that draws in light and provides an additional sitting area overlooking the garden. Upstairs, three bedrooms are arranged around a bright landing, including a principal bedroom with fitted furniture, alongside a well appointed bathroom with both bath and separate shower.

Outside, the rear garden has been carefully arranged with seating areas, established planting and a summer house, offering a usable outdoor space throughout the seasons.

St Mellons continues to be a popular choice for buyers seeking accessibility and convenience. The area benefits from a range of local amenities including supermarkets, schools and everyday services, with nearby green spaces providing opportunities for walking and recreation. Excellent road links connect easily to Cardiff city centre and the M4, making it a practical location for commuters while retaining a more relaxed suburban setting.



1034.00 sq ft

Entrance Hall

Double glazed obscure window to the side allowing natural light. Tiled flooring, radiator and doors leading to the cloakroom and living room.

Cloakroom

Double glazed obscure window to the front. Tiled walls and flooring. Fitted with a WC, wash hand basin and built-in storage cupboard.

Living Room

Double glazed window to the front. Radiator and wood laminate flooring. Feature electric fireplace creates a focal point. Stairs rise to the first floor with a wooden handrail and spindles. Double doors open into the dining room.

Dining Room

Double glazed French doors opening onto the rear garden. Radiator and laminate flooring. A well-positioned space for family dining and entertaining.

Kitchen

Double glazed window to the rear. Fitted with a range of wall and base units with work surfaces over. Four ring induction hob with integrated oven and cooker hood. One and a half bowl sink and drainer with mixer tap. Space for an American style fridge freezer and integrated slimline dishwasher. Wood laminate flooring and built-in storage cupboard. Door leading through to the conservatory.

Conservatory

Double glazed windows to the side and sliding patio doors opening onto the garden. Laminate flooring. Power and lighting. Additional door providing access to the garage.

Garage

Accessed via the conservatory and front. Electric roller shutter door. Power and lighting.

Landing

Double glazed window to the side providing natural light. Loft access hatch and airing cupboard housing the hot water tank.

Bedroom One

Double glazed window to the front. Radiator. Fitted wardrobes and matching dresser.

Bedroom Two

Double glazed window to the rear. Radiator. Currently utilised as a home office.

Bedroom Three

Double glazed window to the front. Radiator and built-in storage cupboard.

Bathroom

Double glazed obscure window to the rear. Four piece suite comprising spa bath, separate shower quadrant with electric shower, WC and wash hand basin set within vanity units. Tiled walls and flooring. Heated towel rail and illuminated mirror.

Front Garden

Block paved driveway providing off street parking for at least two vehicles. Small landscaped area with shrubs and flower borders. Side gate access to the rear garden.

Rear Garden

Enclosed and thoughtfully landscaped with a paved patio seating area, brick retaining walls and sections laid to stone chippings. Well stocked with mature shrubs, trees and planting. Timber summer house with French doors provides a versatile space for relaxation or storage. Side access to the front and outside water tap.

Disclaimer

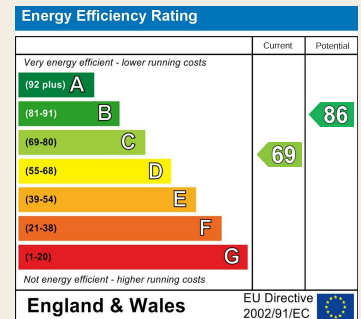
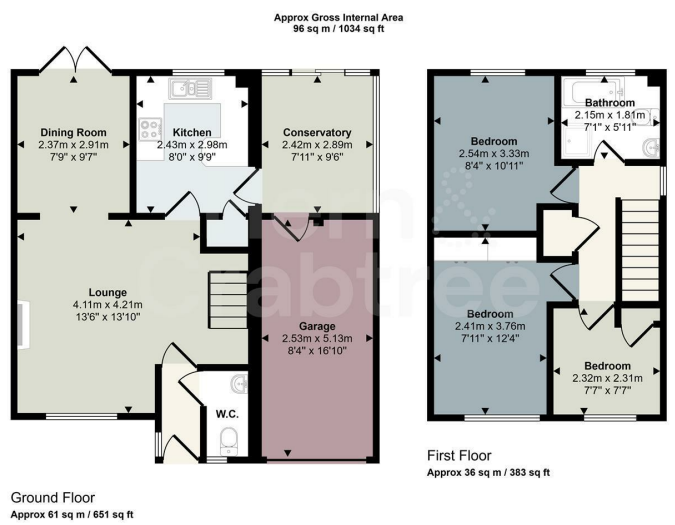
Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and 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.



Hern & Crabtree

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.