

# Allen Close

OLD ST. MELLONS, CARDIFF, CF3 5DH

**£400,000**

**Hern &  
Crabtree**



# Allen Close

Nestled in a peaceful cul-de-sac within the sought-after area of Old St Mellons, this generously proportioned five-bedroom semi-detached home is ideal for families seeking comfort, space, and convenience. Just a short stroll from Eastern Business Park, local shops, amenities, and excellent bus links, this home also offers easy access to Pen-Y-Bryn Primary School, just a short drive away.

The ground floor welcomes you with an entrance hall leading to a modern cloakroom, a spacious living room, a sitting room perfect for relaxing, and a large kitchen/diner ideal for family meals and entertaining. On the first floor, you'll find two well-appointed bedrooms, each benefiting from en suite bathrooms, along with two additional bedrooms and a contemporary family bathroom. The top floor offers a versatile fifth bedroom and access to a generous walk-in loft storage space, perfect for keeping things tidy and organised.

Outside, the property boasts an enclosed rear garden, perfect for hosting summer gatherings — as well as a driveway providing off-street parking. This is a fantastic opportunity to secure a spacious, well-located home in a family-friendly neighbourhood.

- Semi detached
- Great location
- Links to the A48 nearby
- Enclosed rear garden
- Council Tax Band =
- Five bedrooms
- Walking distance to amenities
- Two en suites, family bathroom plus ground floor WC
- EPC =



# sq ft

## Entrance Hall

Entered via a double glazed PVC door to the front aspect. Karndean flooring, stairs to the first floor, radiator.

## Cloakroom

Double obscure glazed window to the front, WC, wash hand basin, vanity cupboard. Radiator, matching Karndean flooring.

## Living Room

14'2" max x 12'4" max  
Double glazed windows to the front, karndean flooring, radiator, set of french doors to the sitting room and through to the kitchen diner.

## Sitting Room

24'4" x 11'8"  
Double glazed window to the front, set of french doors leading out to the rear garden with matching windows either side, two radiators, karndean flooring. Electric fireplace.

## Kitchen Diner

15'7" x 10'0"  
French wooden doors leading from the living room. Double glazed french doors to the garden, double glazed windows to the rear. Kitchen is fitted with wall and base units with wood work tops over. Integrated oven, four ring gas hob with cooker hood over. Space for fridge freezer, space and plumbing for washing machine. 1.5 bowl sink and drainer with mixer tap. Radiator. Matching karndean flooring. Built-in storage cupboard. Tiled splash backs.

## First Floor

Stairs rise up from the entrance hall with wooden handrail.

## Landing

Stairs rise up to bedroom five. Built-in storage cupboard under the stairs. Doors to:

## Bedroom One

12'0" x 8'11"  
Double glazed french doors to a Juliet balcony to the rear aspect. Built-in mirrored wardrobes, radiator, door to en suite.

## En suite

Double obscure glazed window to the rear, shower quadrant with plumbed shower. WC, wash hand basin, vanity cupboard, heated towel rail. Tiled walls, tiled floor.

## Bedroom Two

12'5" x 9'10"  
Box bay double glazed windows to the front, built-in storage cupboard, radiator. Door to en suite:

## En suite

Double obscure glazed window to the front. Corner shower quadrant, WC, wash hand basin, heated towel rail, tiled walls and floor. Shaver point.

## Bedroom Three

8'11" x 11'8"  
Double glazed windows to the front, radiator.

## Bedroom Four

8'11" x 6'0"  
Currently used as a dressing room with open fitted wardrobes and storage. Double glazed window to the rear, radiator, wood laminate flooring.

## Family Bathroom

6'11" x 8'6"  
Double obscure glazed window to the rear. P-shaped bath with electric shower over and glass screen. Wash hand basin, WC, mirrored vanity cupboard, heated towel rail. Tiled walls, tiled flooring.

## Bedroom Five

16'11" max x 11'8"  
Stairs rise up from the first floor landing to

bedroom five. Double glazed window to the rear aspect. Radiator, storage into the eaves. Floor to ceiling height = 2.14 meters maximum. Further door leading to a boarded walk-in loft space.

## Loft Space

Walk-in boarded loft space accessed from bedroom five. U-shaped, power and light. Ample storage space.

## External

### Front

Driveway providing off street parking for two vehicles, gate to the side leading to the rear garden. Lawn with paved path to the front of the property, storm porch.

### Rear Garden

Enclosed rear garden with paved patio, lawn, large timber frame storage shed, feather-board fencing, mature shrubs and flower borders. Side gate access to the front of the property.

### Additional Information

We have been advised by the vendor that the property is Freehold.  
EPC =  
Council Tax Band =

### Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or

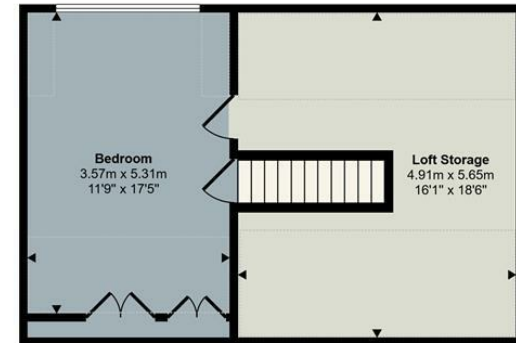
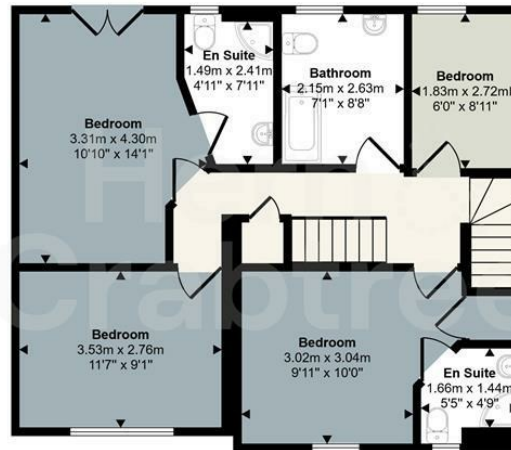
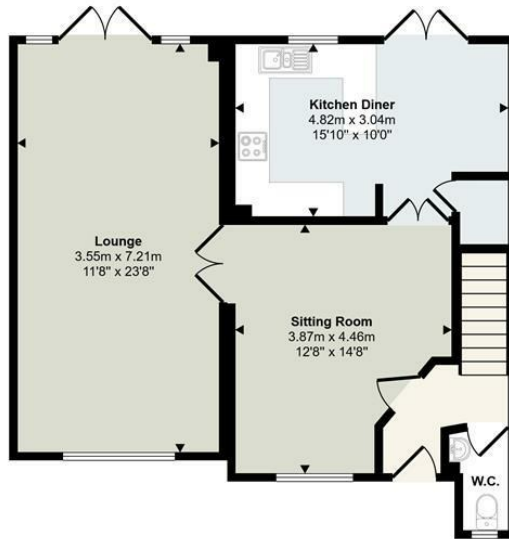
selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.







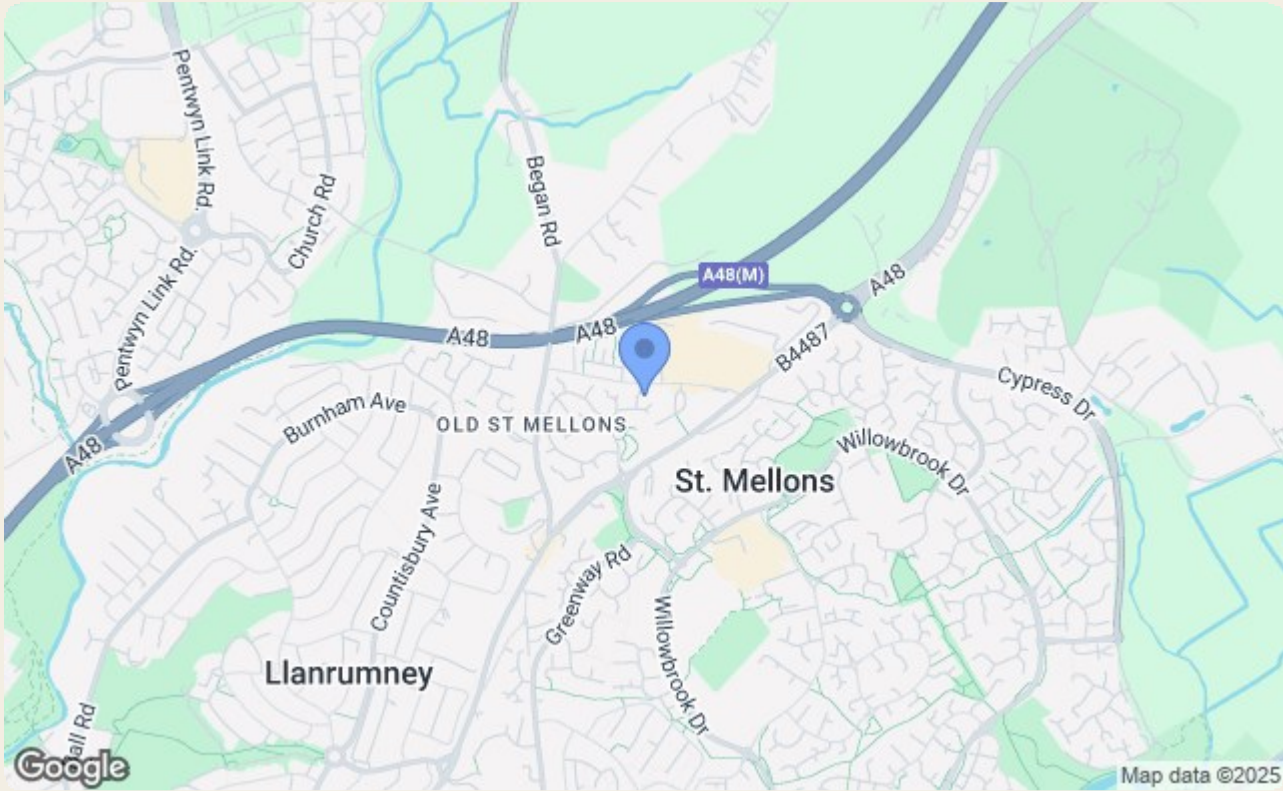
Approx Gross Internal Area  
179 sq m / 1925 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Good old-fashioned service with a modern way of thinking.



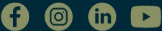
| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                           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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |

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.