

Wicken Close

ST. MELLONS, CARDIFF, CF3 0SE

GUIDE PRICE £285,000

**Hern &
Crabtree**



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This well laid out home offers comfortable and practical accommodation, with clearly defined living and dining spaces complemented by a functional kitchen and useful cloakroom on the ground floor. The living room benefits from attractive detailing including coved ceilings and a feature fireplace, while the dining room enjoys direct access to the rear garden, making it well suited to both everyday living and entertaining.

Upstairs, the property provides three bedrooms, including a main bedroom with ensuite shower room, along with a separate family bathroom. The rear garden is fully enclosed and arranged to offer a combination of seating, storage and access to parking, while the front aspect enjoys an open outlook across nearby green space.

Situated in St Mellons, the property is well placed for access to a range of local amenities including shops, supermarkets and leisure facilities. Nearby green spaces and recreation areas provide opportunities for outdoor activities, while a selection of primary and secondary schools serve the area. Cardiff city centre is accessible via regular public transport links, with convenient road access to the A48 and M4 offering wider connectivity across South Wales and beyond. The location combines residential surroundings with practical access to everyday needs and commuter routes.



Approx 854.00 sq ft

Entrance Hall

Accessed via a wooden front door with two vertical double glazed glass panels, opening into the entrance hall. The space features tiled flooring, a radiator and stairs rising to the first floor. Doors provide access to the principal ground floor rooms, with a curved ceiling detail adding character to the space.

Cloakroom

Located off the entrance hall and fitted with a WC and wash hand basin. The cloakroom benefits from a secure double glazed window to the front, tiled flooring and a radiator.

Lounge

Positioned to the front of the property, the lounge features a double glazed window, wooden flooring and a radiator. Coved ceilings enhance the proportions of the room, while a fireplace with wooden surround and tiled hearth provides a focal point.

Dining Room

Situated to the rear, the dining room offers coved ceilings, tiled flooring and a radiator neatly boxed in. Double glazed patio doors open directly onto the rear garden, creating a natural link between indoor and outdoor space.

Kitchen

The kitchen is fitted with a range of wall and base units with laminate work surfaces and tiled flooring. A stainless steel sink and drainer sits beneath a double glazed window overlooking the rear garden. Integrated appliances include a four ring gas hob and electric oven. A large storage cupboard houses the combi boiler, providing additional practicality.

First Floor Landing

Stairs rise to the first floor landing, which features wooden flooring, a radiator and hatch access to the loft. Doors lead to all bedrooms and the family bathroom.

Bedroom One

A well proportioned bedroom featuring wooden flooring and a radiator, with the added benefit of an ensuite shower room.

Ensuite Shower Room

Fitted with a walk in shower, WC and wash hand basin. The room is fully tiled to walls and floor and includes a heated towel rail. This room does not have a window.

Bedroom Two

A double bedroom positioned to the rear of the property with a double glazed window, wooden flooring, radiator and a large built in wardrobe.

Bedroom Three

Also overlooking the rear garden, this bedroom features a double glazed window, wooden flooring and a radiator.

Bathroom

The family bathroom is fitted with a bath with integrated shower, WC and wash hand basin. The room benefits from a double glazed window, radiator and fully tiled walls and floor.

External Front

To the front of the property is a paved footpath with an open outlook across a nearby wood and recreation area.

Rear Garden

The rear garden is enclosed by timber fencing on three sides and features a tiled patio area, paved sections and a central gravel area, along with a raised section. An outside cold water tap is provided, with a large shed positioned to the side of the property. A gate within the fencing offers access to the road and nearby parking.

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

Council Tax Band: E

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

Buyers Key Fact Report

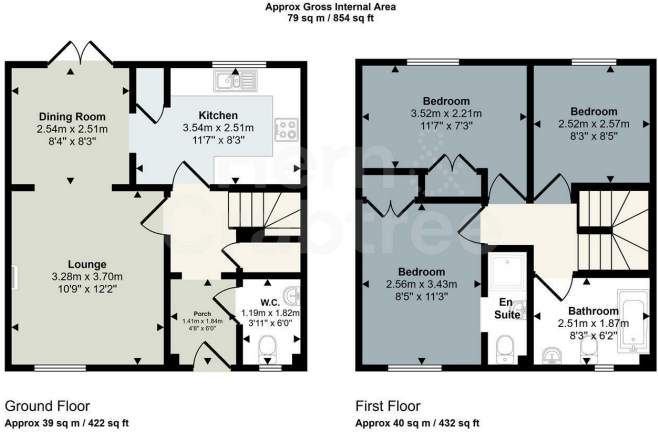
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Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	73	
(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



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.



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