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CARDIFF

VALE

CAERPHILLY

BRISTOL



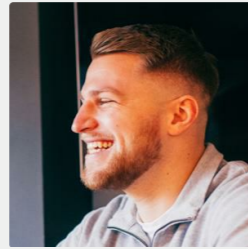
Harrison Drive

ST. MELLONS



This is a fantastic family home that combines versatile living space with stylish modern improvements. The garage conversion adds valuable flexibility, while the beautifully landscaped garden creates a wonderful setting for both relaxation and entertaining. Situated in the popular St. Mellons area, this property offers comfort, practicality, and a lifestyle that will appeal to a wide range of buyers.

Comments by Mr Max Tustin



Property Specialist

Mr Max Tustin

Sales Negotiator

max@jeffreyross.co.uk

Harrison Drive



Total Area: 85.9 m² ... 924 ft²

All measurements are approximate and for display purposes only

I love that my property is not over looked by any neighbouring property . The house is situated off the main road on a shared drive of 5 houses leading to a private drive. It has a good bus service close by and the A48 and motorway is close and easily accessible. Hendre lake is within a 2 min walk.

Comments by the Homeowner





Harrison Drive

St. Mellons, Cardiff, CF3 0NU

Offers Over

£300,000



3 Bedroom(s)



2 Bathroom(s)



924.00 sq ft



Contact our
Penylan Branch

02920 499680

Nestled in the charming area of Harrison Drive, St. Mellons, Cardiff, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and modern living. The property boasts a spacious garage conversion, providing additional living space that can be tailored to your needs, whether as a home office, playroom, or guest accommodation.

The recently landscaped garden is a standout feature, providing a serene outdoor space ideal for relaxation or entertaining guests. With two well-appointed bathrooms, this home ensures convenience for families or those who enjoy hosting.

This property is not just a house; it is a welcoming home that promises a wonderful lifestyle in a sought-after location. Don't miss the opportunity to make it yours.



Living room 10'7" x 18'6" (3.23 x 5.65)

Meadowlane Primary School

W.C

English medium secondary catchment area is Eastern High School

Kitchen/Breakfast room 13'11" x 9'3" (4.25 x 2.84)

Welsh medium primary catchment area is Ysgol Pen Y Pil

Tax band

D

Study 8'11" x 15'10" (2.73 x 4.84)

Tenure

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

Landing

Bedroom one 8'10" x 10'4" (2.70 x 3.15)

En suite

Bedroom two 7'8" x 11'7" (2.34 x 3.55)

Bedroom three 5'11" x 8'4" (1.81 x 2.55)

Bathroom

School catchment

English medium primary catchment area is

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	81
(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	

