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CARDIFF VALE CAERPHILLY BRISTOL



Cormorant Close

ST. MELLONS



A well loved family home, offering generous and versatile living space throughout. The heart of the home is the impressive open-plan kitchen, dining and living area, providing the perfect setting for everyday family life.

Comments by Ms Nadia Refae



Property Specialist

Ms Nadia Refae

Valuer

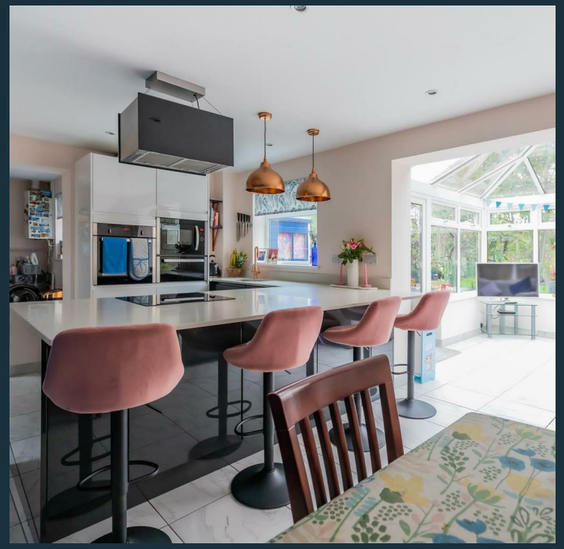
nadia@jeffreyross.co.uk

We love the downstairs space the house offers. The kitchen is open plan with space for dining, entertaining and relaxing and leads out into the garden. We've created two cosy living room spaces at the front of the house as well.

We've enjoyed the garden, nurturing existing fruit trees which our children have loved picking every autumn. There's plenty of space for playing, dining, barbecuing and relaxing in the sun. The garden benefits from lots of privacy.

We've enjoyed making this house our family home and will be sad to say goodbye.

Comments by the Homeowner

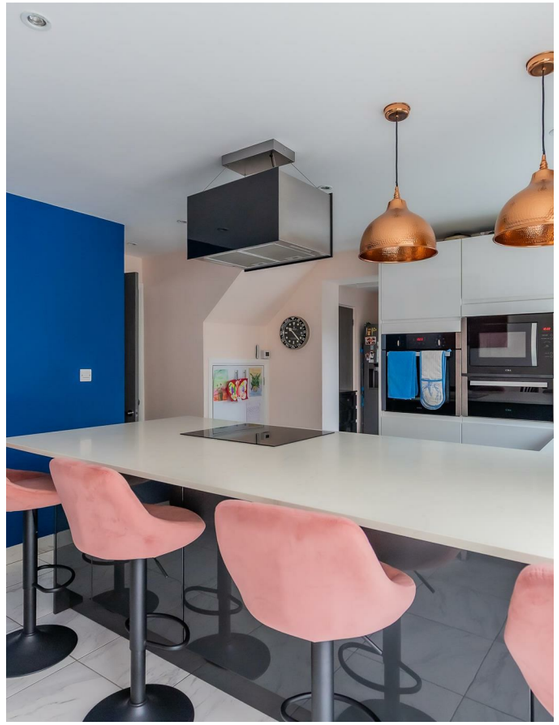




Total Area: 111.0 m² ... 1195 ft²

All measurements are approximate and for display purposes only







Cormorant Close

St. Mellons, Cardiff, CF3 0DW

Asking Price

£350,000

3 Bedroom(s) | 1 Bathroom(s) | 1195.00 sq ft



Contact our

Penylan Branch

02920 499680

Nestled in the tranquil Cormorant Close of St. Mellons, Cardiff, this delightful three-bedroom detached house presents an ideal family home. Spanning an impressive 1,195 square feet, the property boasts a well-thought-out layout that combines comfort and functionality.

Upon entering, you are greeted by two inviting reception rooms, perfect for both relaxation and entertaining guests. The heart of the home is undoubtedly the open-plan kitchen and breakfast room, which seamlessly connects to a charming conservatory, allowing for an abundance of natural light. The kitchen is complemented by a utility room and a pantry, providing ample storage and convenience for daily living. Additionally, a downstairs toilet enhances the practicality of the space.

Upstairs, you will find three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The main bathroom is conveniently located to serve all bedrooms, ensuring ease of access for the entire family.

Outside, the property features a private garden that offers generous space for seating and storage, making it an excellent spot for outdoor gatherings or simply enjoying the fresh air. With off-road parking available for up to three vehicles, this home caters to the needs of modern living.





Porch

Hall

W/C

Office 8'7" x 13'3" (2.64 x 4.06)

Living Room 10'0" x 14'0" (3.07 x 4.28)

Kitchen/Breakfast Room 16'7" x 10'8" (5.06 x 3.26)

Pantry 8'7" x 4'3" (2.64 x 1.30)

Utility Room 8'7" x 5'9" (2.64 x 1.76)

Conservatory

Landing

Master Bedroom 9'4" x 14'2" (2.85 x 4.34)

2.85 x 4.34

Bedroom Two 9'4" x 10'5" (2.85 x 3.20)

Bedroom Three 6'11" x 9'7" (2.11 x 2.93)

Bathroom

Garden

Tenure

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

Council Tax

E

EPC

TBC

School Catchment

My English medium primary catchment area is Oakfield Primary School

My English medium secondary catchment area is Eastern High School

My Welsh medium primary catchment area is Ysgol Pen Y Pil

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Edern


Beefeater


K T




F&M

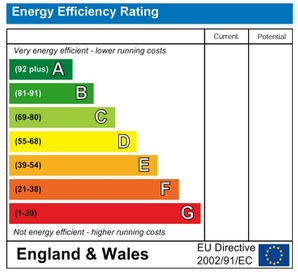

nail tech


The Usborne Children's Bible
PICTURE BOOK & CD
Very








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



