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*Boyce Way*

OLD ST. MELLONS



Located in St Edeyrns village, Boyce way is offered with no chain. One not to be missed!

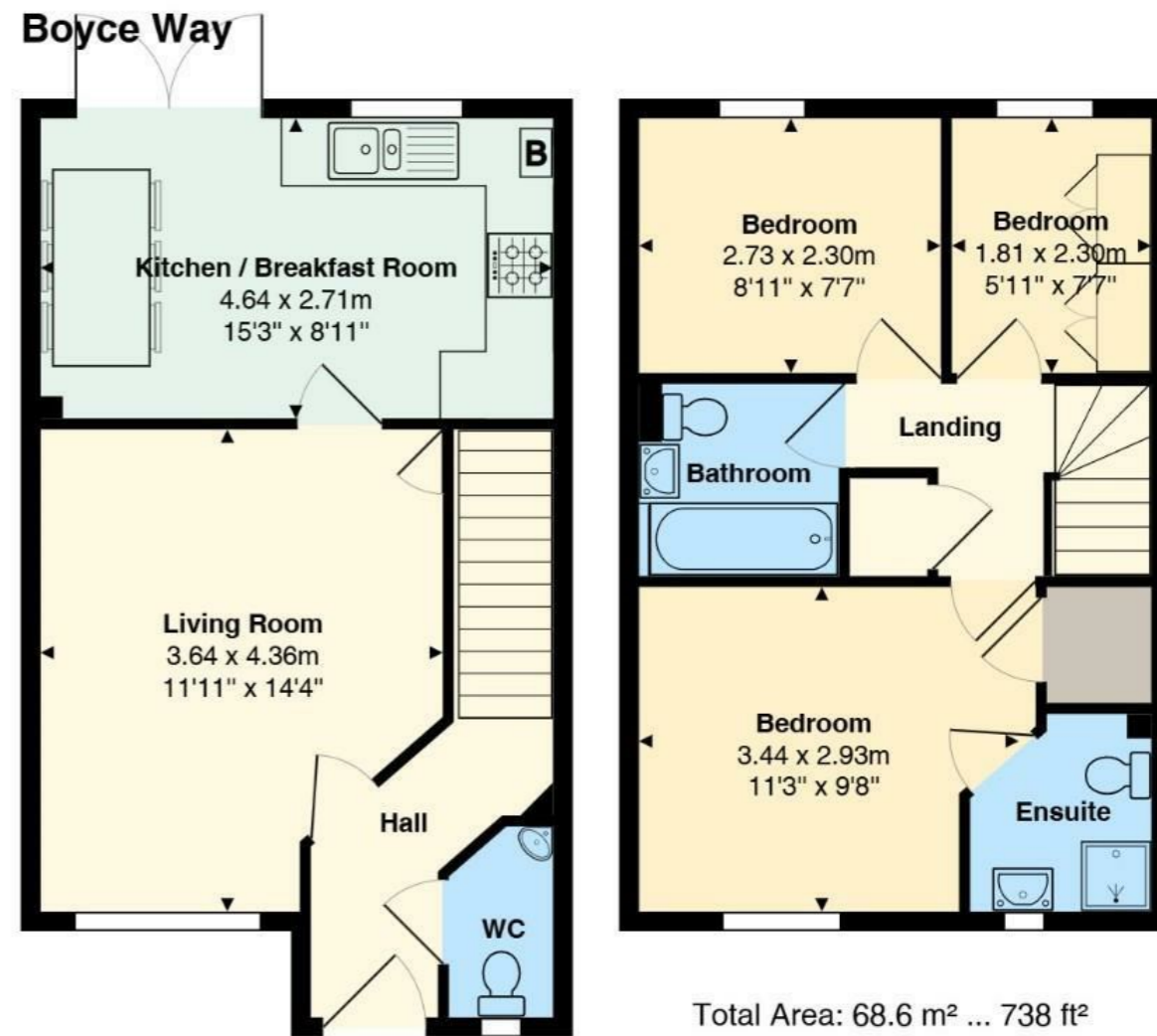
Comments by Ms Nadia Refae



**Property Specialist**  
Ms Nadia Refae  
Valuer  
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Comments by the Homeowner



All measurements are approximate and for display purposes only



# Boyce Way

Old St. Mellons, Cardiff, CF3 6AB

Asking Price

£280,000



3 Bedroom(s)



2 Bathroom(s)



738.00 sq ft



Contact our  
**Llanishen Branch**

02920 499680

Nestled in the charming area of Old St. Mellons, Cardiff, this delightful three-bedroom semi-detached house on Boyce Way offers a perfect blend of comfort and convenience. Spanning an inviting 738 square feet, this property is ideal for families or those seeking a spacious home with modern amenities.

Upon entering, you will find a well-proportioned reception room that provides a warm and welcoming atmosphere, perfect for both relaxation and entertaining. The three bedrooms ensure ample space for rest and privacy. With two bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

One of the standout features of this property is the double driveway, providing convenient off-road parking for multiple vehicles. Additionally, the property comes with the benefit of no onward chain, allowing for a smooth and efficient purchase process. The NHBC warranty offers peace of mind, ensuring that the home meets high standards of quality and safety.

Old St. Mellons is a desirable location, known for its community spirit and accessibility to local amenities, schools, and parks. This semi-detached house presents an excellent opportunity for those looking to settle in a friendly neighbourhood while enjoying the comforts of a modern home. Do not miss the chance to make this lovely property your own.



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**Hall**

**W/C**

**Living Room 11'11" x 14'3" (3.64 x 4.36)**

**Kitchen/Breakfast Room 15'2" x 8'10" (4.64 x 2.71)**

**Landing**

**Master Bedroom 11'3" x 9'7" (3.44 x 2.93)**

**Ensuite**

**Bedroom Two 8'11" x 7'6" (2.73 x 2.30)**

**Bedroom Three 5'11"x 7'6" (1.81x 2.30)**

**Bathroom**

**Garden**

**Driveway**

**Tenure**

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

**EPC**

B

**School Catchment**

My English medium primary catchment area is Old St Mellons COMMUNITY

My English medium secondary catchment area is Eastern High School

My Welsh medium primary catchment area is Ysgol Gynradd Gymraeg Pen Y Groes

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

**Council Tax**

D

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

