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CARDIFF

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BRISTOL



Church Road

OLD ST. MELLONS



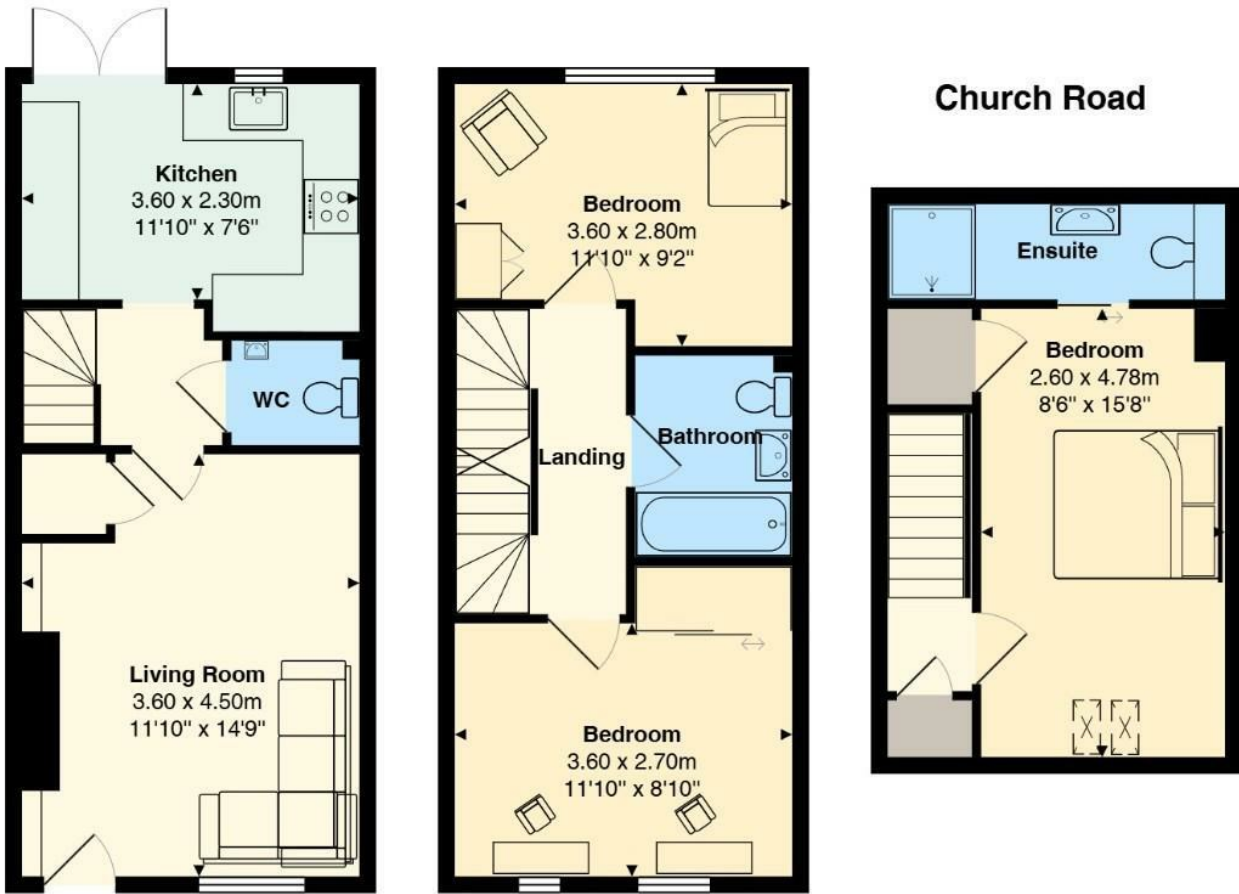
A beautifully presented three bedroom townhouse in the sought after St Ederyn's estate, ready for it's new owners.

Comments by Ms Nadia Refae



Property Specialist
Ms Nadia Refae
Valuer

nadia@jeffreygross.co.uk



Total Area: 82.1 m² ... 884 ft²

All measurements are approximate and for display purposes only

Comments by the Homeowner





Church Road

Old St. Mellons, Cardiff, CF3 6YN

Asking Price

£325,000



3 Bedroom(s)



2 Bathroom(s)



884.00 sq ft



Contact our
Llanishen Branch

02920 499680

This beautifully presented three-bedroom townhouse offers 884 sq ft of stylish and contemporary living accommodation, making it the perfect home for first-time buyers, growing families, or those looking to simply move straight in.

Finished with modern décor throughout, the property has been thoughtfully maintained and is ready for its next owners to enjoy. The spacious accommodation comprises a welcoming entrance hall, a convenient downstairs WC, and a bright, well-proportioned living space that flows through to the kitchen/dining area, ideal for both everyday living and entertaining.

To the upper floors, there are three generously sized bedrooms, including a superb principal bedroom benefitting from a newly added en-suite shower room. A modern family bathroom serves the remaining bedrooms, providing practical and flexible accommodation for the whole household.

Externally, the property offers off-road parking to the front, while the rear garden features a combination of paved patio and lawn, creating an ideal space for outdoor dining, relaxing, or family activities.

Conveniently situated with excellent transport links and easy access to local amenities, schools, and commuter routes, this fantastic home combines modern comfort with everyday convenience.

Early viewing is highly recommended to fully appreciate everything this impressive property has to offer.

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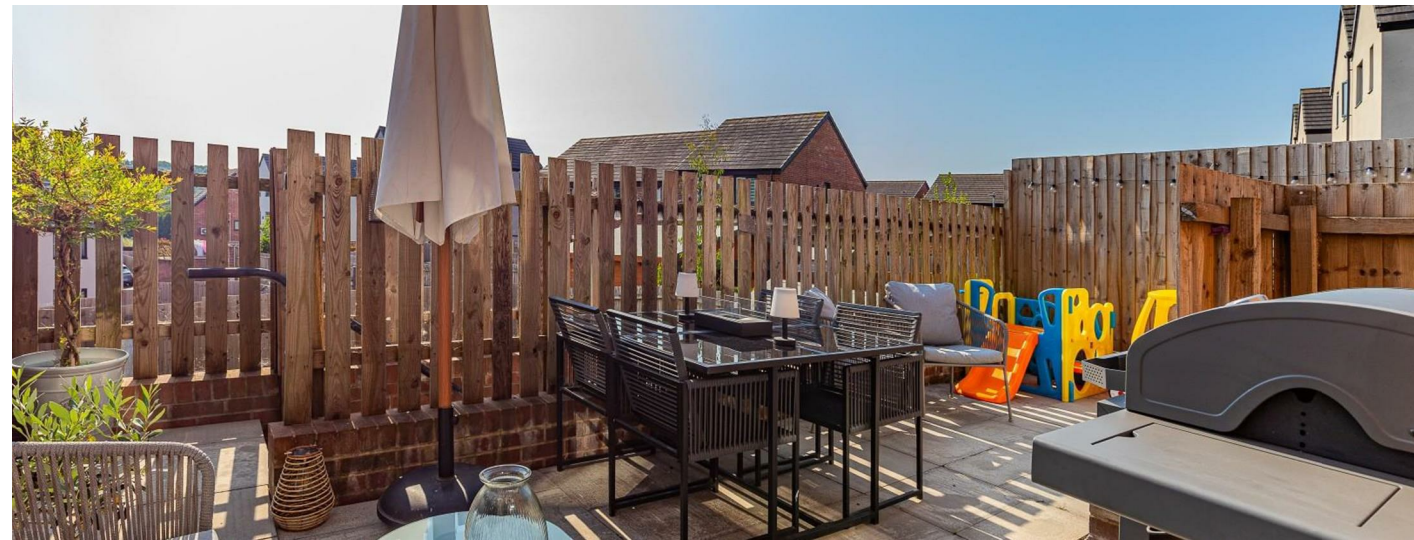
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Living Room 11'9" x 14'9" (3.60 x 4.50)	Council Tax
W/C	E
Kitchen 11'9" x 7'6" (3.60 x 2.30)	School Catchment
Landing	My English medium primary catchment area is Old St Mellons COMMUNITY
Bathroom	My English medium secondary catchment area is Eastern High School
Bedroom Two 11'9" x 9'2" (3.60 x 2.80)	My Welsh medium primary catchment area is Ysgol Gynradd Gymraeg Pen Y Groes
Bedroom Three 11'9" x 8'10" (3.60 x 2.70)	My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Edern
Master Bedroom 8'6" x 15'8" (2.60 x 4.78)	Garden
Ensuite	Off Road Parking
Tenure	
We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.	
EPC	
B	









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	95
(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 

