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CARDIFF

VALE

CAERPHILLY

BRISTOL



William Nicholls Drive

OLD ST. MELLONS



Four bedroom detached home with great transport links, one not to be missed!

Comments by Ms Nadia Refae



Property Specialist
Ms Nadia Refae
Valuer

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- Corner plot so quite private even though located on an estate. Not really overlooked
- Big drive- Fits 2 cars and a campervan
- Overlooks the park so surrounded by greenery, rare for properties on this estate
- New bathrooms throughout has modernised the property compared to others in the area
- Annex is a great extra space that can be versatile
- Garden is a sun trap so great on the decking in the day/evening

Comments by the Homeowner





William Nicholls

Old St. Mellons, Cardiff, CF3 5DE

Offers Over

£475,000



4 Bedroom(s)



2 Bathroom(s)



1306.00 sq ft



Contact our
Llanishen Branch
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Nestled in the desirable area of Old St. Mellons, Cardiff, this charming detached house on William Nicholls Drive offers a perfect blend of comfort and convenience. Spanning an impressive 1,306 square feet, this property boasts four spacious bedrooms, making it an ideal family home. The master bedroom features an ensuite bathroom, providing a private retreat for relaxation.

The house is designed with two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The generous garden offers ample outdoor space for children to play or for hosting summer barbecues, making it a delightful extension of the home.

One of the standout features of this property is the off-road parking, accommodating up to three vehicles, along with an installed electric vehicle charger, catering to modern needs. Its corner plot location enhances privacy and adds to the overall appeal.

Conveniently situated just off the M4, this home allows for easy access to Cardiff city centre, making it an excellent choice for commuters. With its combination of space, modern amenities, and a prime location, this property is a wonderful opportunity for those seeking a comfortable lifestyle in a vibrant community. Don't miss the chance to make this lovely house your new home.



Hall	Bathroom
Lounge 14'10" x 12'3" (4.54 x 3.75)	Bedroom Four 8'1" x 7'2" (2.48 x 2.19)
W.C	Garden
Dining Room 8'7" x 10'0" (2.62 x 3.06)	Driveway
Living Room 17'0" x 17'3" (5.20 x 5.26)	Tenure
Kitchen 22'9" x 9'9" (6.95 x 2.99)	We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
Utility Room	EPC
Landing	D
Master Bedroom 15'4" x 12'5" (4.68 x 3.8)	Council Tax
Ensuite	F
Bedroom Two 9'4" x 10'2" (2.87 x 3.10)	School Catchment
Bedroom Three 6'5" x 9'10" (1.98 x 3.01)	My English medium primary catchment area is Pen-Y-Bryn Primary School Old St Mellons COMMUNITY
	My English medium secondary catchment area is Eastern High School
	My Welsh medium primary catchment area is

Ysgol Bro Eirwg
My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Ederm









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

