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*Boyce Way*

OLD ST. MELLONS



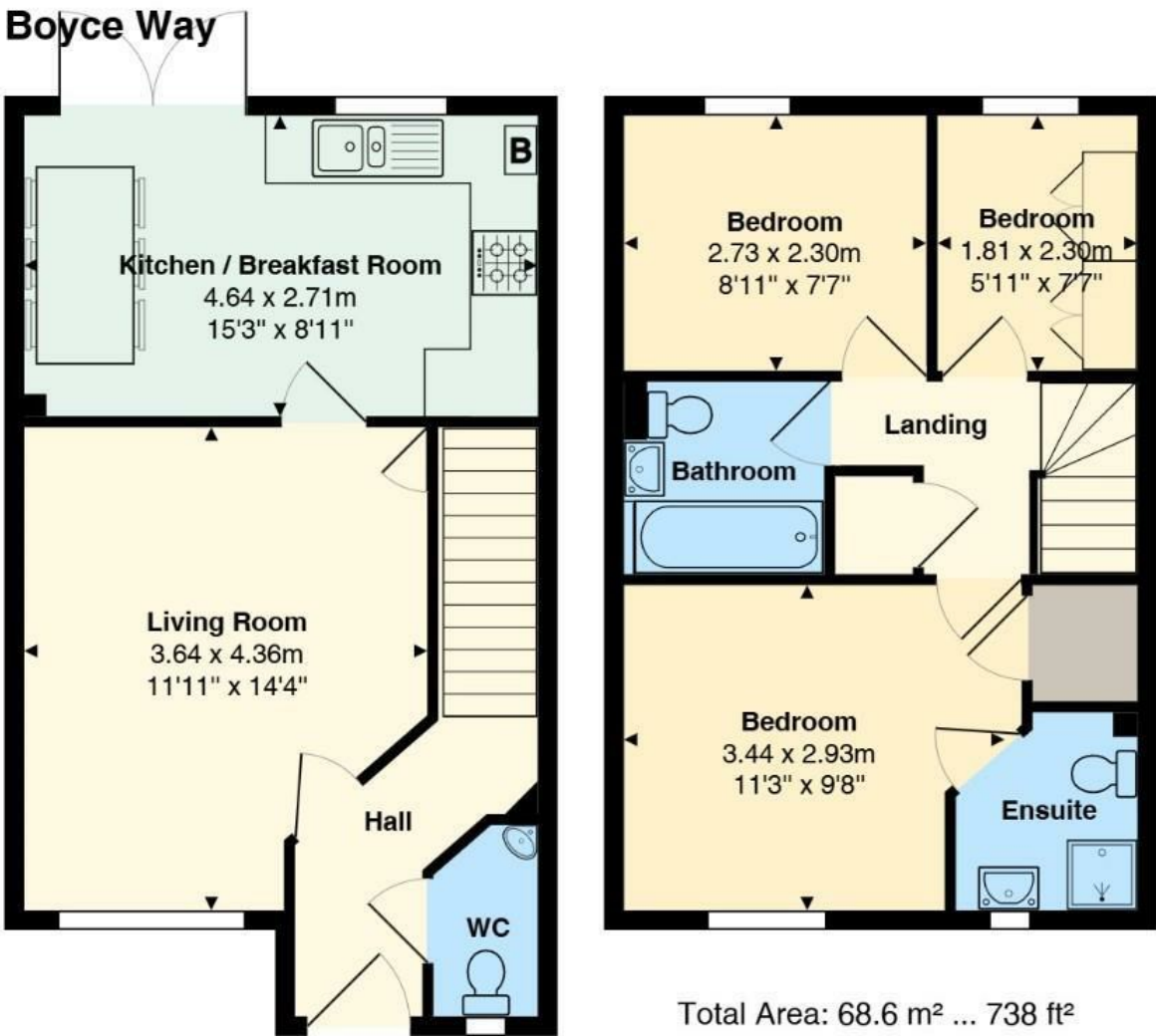
Located in St Edeyrns village, Boyce way is offered with no chain. One not to be missed!

Comments by Ms Nadia Refae



**Property Specialist**  
**Ms Nadia Refae**  
Valuer

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All measurements are approximate and for display purposes only



Comments by the Homeowner



# 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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Jeffrey  
Virtual



|                                                    |                                                                                                                              |
|----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| Hall                                               | <b>Tenure</b><br>We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor. |
| W/C                                                | <b>EPC</b><br>B                                                                                                              |
| Living Room 11'11" x 14'3" (3.64 x 4.36)           | <b>School Catchment</b><br>My English medium primary catchment area is Old St Mellons COMMUNITY                              |
| Kitchen/Breakfast Room 15'2" x 8'10" (4.64 x 2.71) | My English medium secondary catchment area is Eastern High School                                                            |
| Landing                                            | My Welsh medium primary catchment area is Ysgol Gynradd Gymraeg Pen Y Groes                                                  |
| Master Bedroom 11'3" x 9'7" (3.44 x 2.93)          | My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Edern                                                    |
| Ensuite                                            | <b>Council Tax</b><br>Band D                                                                                                 |
| 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                                           |                                                                                                                              |





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

