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CARDIFF

VALE

CAERPHILLY

BRISTOL

*Heathcliffe Close*

ST. MELLONS



*This is an excellent property and has been developed and maintained very well throughout ownership. The Bedrooms are a decent size, The lounge is bright and well proportioned, with double doors opening out to the garden. Its perfect for young families or professionals alike. Call the office and book your viewing today!*

Comments by Mr Ollie Vincent



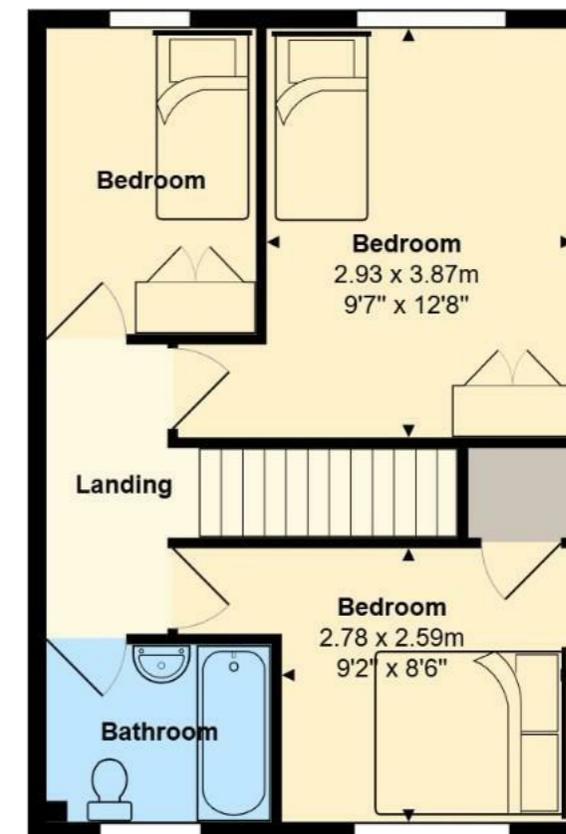
**Property Specialist**

**Mr Ollie Vincent**

Senior valuer

ollie.vincent@jeffreygross.co.uk

### Heathcliffe Close



Total Area: 81.4 m<sup>2</sup> ... 876 ft<sup>2</sup>

All measurements are approximate and for display purposes only

*It has been a wonderful family home, in a safe, friendly community. We have enjoyed many sunny days in the garden and have had so many happy memories here, especially seeing our daughter, meeting her first milestones and taking her first steps.*

Comments by the Homeowner



# Heathcliffe Close

St. Mellons, Cardiff, CF3 5PY

Asking Price

£260,000



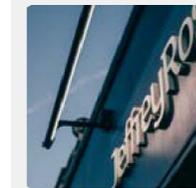
3 Bedroom(s)



1 Bathroom(s)



876.00 sq ft



Contact our

**Llanishen Branch**

02920 499680

Situated in the serene neighbourhood of Heathcliffe Close in St. Mellons, Cardiff, this charming semi-detached house presents an exceptional opportunity for those seeking a comfortable and spacious family home. Spanning an impressive 876 square feet, the property has been thoughtfully refurbished to a high standard, ensuring a modern living experience.

Upon entering, you will find two inviting reception rooms that offer ample space for relaxation and entertaining. These versatile areas can easily be adapted to suit your lifestyle, whether you desire a cosy living room or a vibrant dining area. The heart of the home is further enhanced by three generously sized bedrooms, each providing a tranquil retreat for rest and rejuvenation. The well-appointed bathroom adds to the convenience for all residents.

The property has undergone significant improvements, including a new front door, fresh plastering throughout, and new internal doors, ensuring a contemporary feel. All windows have been replaced, enhancing both aesthetics and energy efficiency, while various electrical works have been completed to meet modern standards including new sockets and light fittings.

Heathcliffe Close is a peaceful street located in a family-friendly residential area, with local amenities and parks just a short stroll away. The excellent transport links make it easy to access Cardiff city centre and beyond, making this location ideal for both work and leisure.

This semi-detached house is a perfect blend of comfort, style, and practicality, making it an excellent choice for families or anyone looking to settle in a welcoming community. Do not miss the chance to make this delightful property your own. Call the office on 02920 499680 to book your viewing today!





**Hall**

School catchment areas are yet to be established. Applications are welcomed. Sylwer - Nid oes dalgylich wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.

**Kitchen / Breakfast Room 16'6" x 16'1" (5.03 x 4.91)**

English medium secondary catchment area is Eastern High School

**Living Room 16'6" x 12'0" (5.03 x 3.67)**

Welsh medium primary catchment area is Ysgol Bro Einwg

**Landing**

Sylwer - Nid oes dalgylich wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.

**Bedroom 1 9'1" x 8'5" (2.78 x 2.59)**

Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Ederm

**Bedroom 2 9'7" x 12'8" (2.93 x 3.87)**

**Bedroom 3**

**Council Tax**

BAND C

**Bathroom**

**Tenure**

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

**Garden**

**Parking**

Private Drive

**School Catchment**

English medium primary catchment area is Pen-Y-Bryn Primary School  
Old St Mellons COMMUNITY  
Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary





**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<div style="text-align: center;"> <span style="font-size: 2em;">86</span> </div>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<div style="text-align: center;"> <span style="font-size: 2em;">70</span> </div>	
(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		

**England & Wales** EU Directive 2002/91/EC

