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CARDIFF

VALE

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BRISTOL



Boyce Way

OLD ST. MELLONS



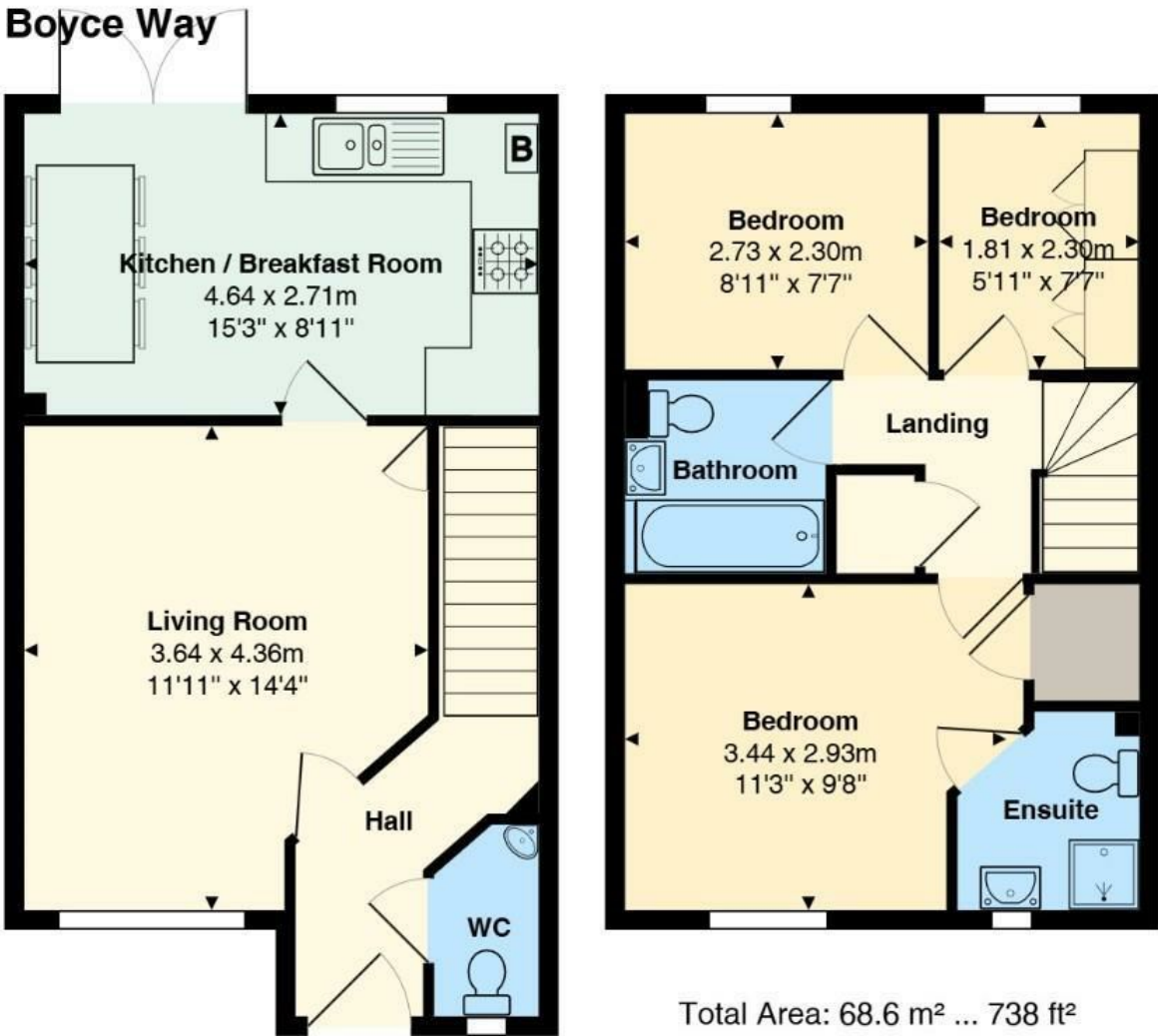
Located in St Edeyrns village, Boyce way is offered with no chain. One not to be missed!

Comments by Ms Nadia Refae



Property Specialist
Ms Nadia Refae
Valuer

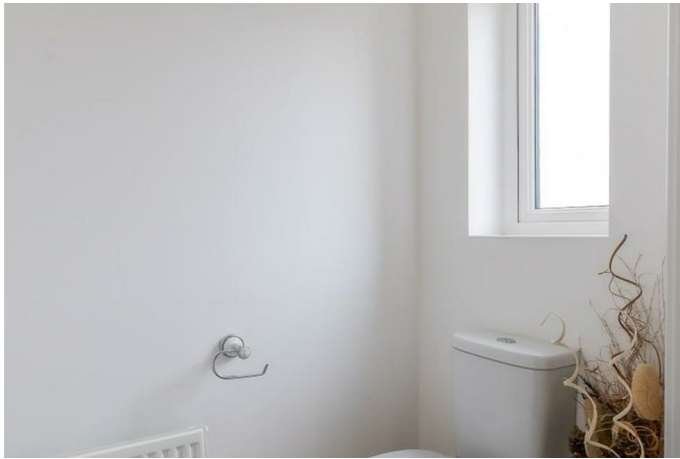
nadia@jeffreygross.co.uk



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.

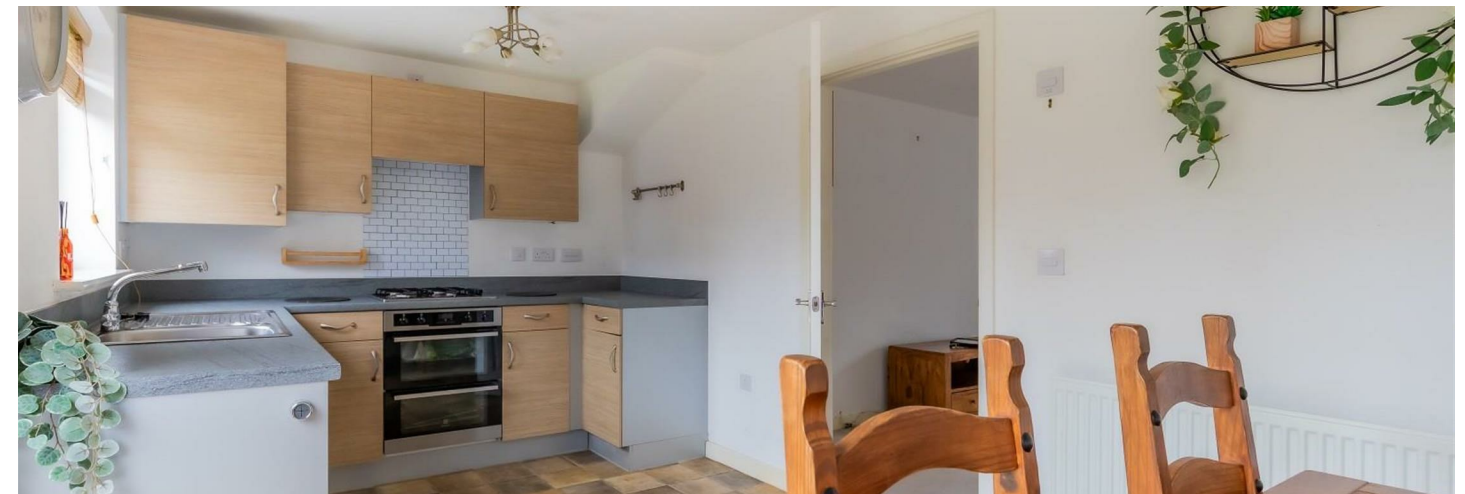
Upon entering, you will find a well-proportioned reception room that provides a warm and welcoming atmosphere, perfect for both relaxation and entertaining. The three bedrooms ensure ample space for rest and privacy. With two bathrooms, morning routines will be a breeze, catering to the needs of a busy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



Hall	Tenure We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
W/C	
Living Room 11'11" x 14'3" (3.64 x 4.36)	EPC B
Kitchen/Breakfast Room 15'2" x 8'10" (4.64 x 2.71)	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
Landing	
Master Bedroom 11'3" x 9'7" (3.44 x 2.93)	Council Tax D
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	





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		
England & Wales	EU Directive 2002/91/EC 	

