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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

nadia@jeffreyross.co.uk

Very private corner plot which overlooks the park, surrounded by greenery, rare for properties on this estate. The Annex is a great extra space for us and the drive is able to fit our two cars and a campervan and we've loved our garden its an absolute suntrap.

Comments by the Homeowner





Total Area: 121.3 m² ... 1306 ft²

All measurements are approximate and for display purposes only









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

02920 499680

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

Lounge 14'10" x 12'3" (4.54 x 3.75)

W.C

Dining Room 8'7" x 10'0" (2.62 x 3.06)

Living Room 17'0" x 17'3" (5.20 x 5.26)

Kitchen 22'9" x 9'9" (6.95 x 2.99)

Utility Room

Landing

Master Bedroom 15'4" x 12'5" (4.68 x 3.8)

Ensuite

Bedroom Two 9'4" x 10'2" (2.87 x 3.10)

Bedroom Three 6'5" x 9'10" (1.98 x 3.01)

Bathroom

Bedroom Four 8'1" x 7'2" (2.48 x 2.19)

Garden

Driveway

Tenure

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

EPC

D

Council Tax

F

School Catchment

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 Edern






Dog Toys
COCKER SPANIEL
Hotpoint



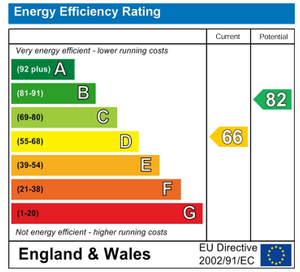







HELLO
TAKE A SEAT




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



