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CARDIFF VALE CAERPHILLY BRISTOL



Ty'r Winch Road

OLD ST. MELLONS



The property features two reception rooms, two bathrooms and well-proportioned bedrooms, providing plenty of space for families and professionals alike. Excellent transport links to the A48 and M4 make commuting easy, while the added benefit of no onward chain makes this a fantastic opportunity for prospective buyers.

Comments by Mr Max Tustin



Property Specialist

Mr Max Tustin

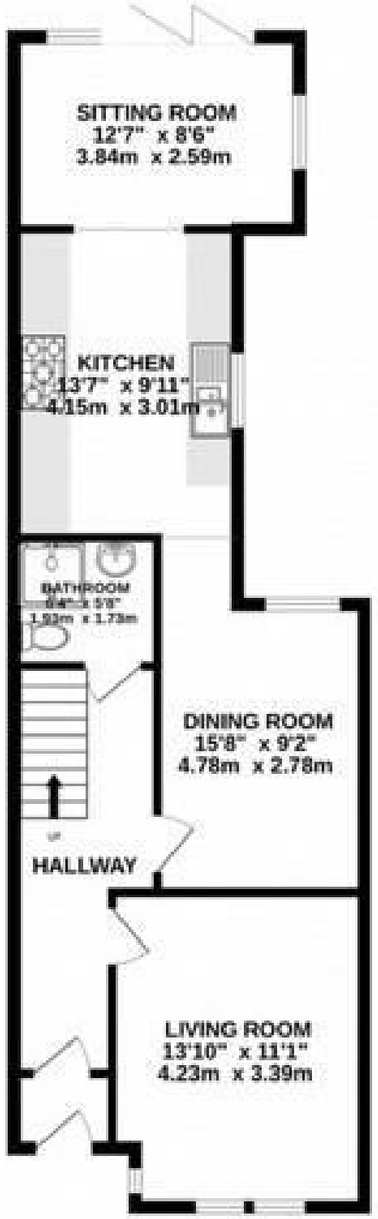
Sales Negotiator

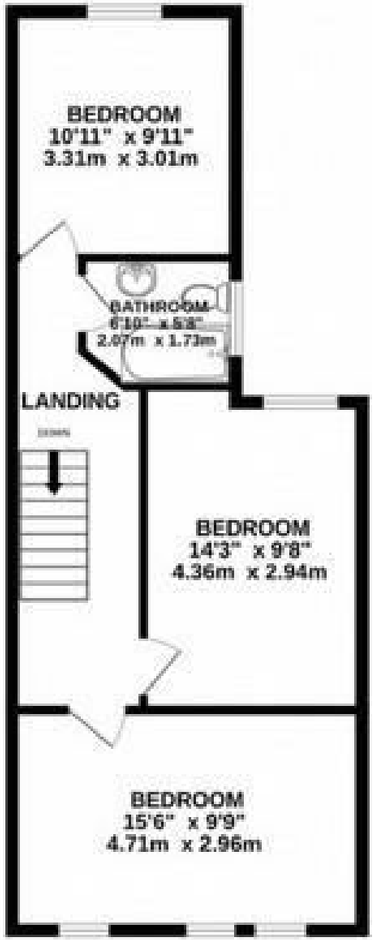
max@jeffreyross.co.uk

Spacious, great area to live in, parking, large garden perfect for families, renovated to a high spec.

Comments by the Homeowner

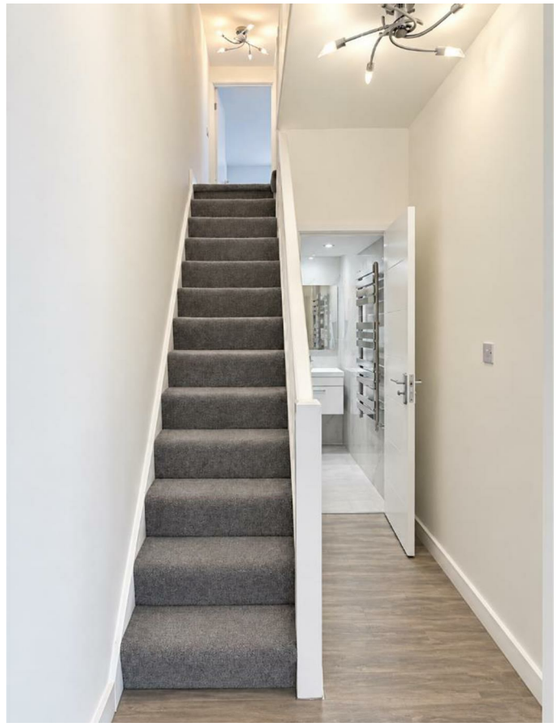














Ty'r Winch Road

Old St. Mellons, Cardiff, CF3 5UX

Offers Over

£390,000

3 Bedroom(s) | 2 Bathroom(s) | 1152.00 sq ft



Contact our

Llanishen Branch

02920 499680

Nestled on Ty'r Winch Road in the charming area of Old St. Mellons, Cardiff, this delightful semi-detached house presents an excellent opportunity for both families and professionals alike. Recently refurbished, the property boasts a fresh and modern interior, ensuring a comfortable living experience from the moment you step inside.

The house features two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. With three well-proportioned bedrooms, there is ample space for relaxation and rest. Additionally, the property includes two bathrooms, providing convenience for busy households.

One of the standout features of this home is its excellent transport links, making it easy to access the A48 and M4, ideal for commuters. With no chain involved, this property is ready for you to move in and make it your own.

This semi-detached house on Ty'r Winch Road is a wonderful blend of modern living and accessibility, making it a must-see for anyone looking to settle in this desirable area of Cardiff.





Hallway

Living Room 13'10" x 11'1" (4.23 x 3.39)

Bathroom 6'3" x 5'8" (1.93 x 1.73)

Dining Room 15'8" x 9'1" (4.78 x 2.78)

Kitchen 13'7" x 9'10" (4.15 x 3.01)

Sitting Room 12'7" x 8'5" (3.84 x 2.59)

Bedroom One 15'5" x 9'8" (4.71 x 2.96)

Bedroom Two 14'3" x 9'7" (4.36 x 2.94)

Bedroom Three 10'10" x 9'10" (3.31 x 3.01)

Bathroom 6'9" x 5'8" (2.07 x 1.73)

Tax Band

E

School Catchment

English medium primary catchment area is
Pen-Y-Bryn Primary School
Old St Mellons COMMUNITY

English medium secondary catchment area is
Eastern High School

Welsh medium primary catchment area is
Ysgol Bro Eirwg

Welsh medium secondary catchment area is
Ysgol Gyfun Gymraeg Bro Edern

Tenure

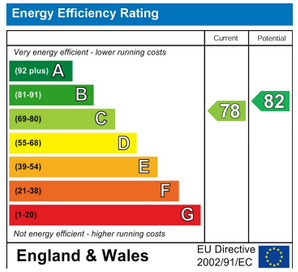
We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.










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
78
82
England & Wales
EU Directive 2002/91/EC



