

UNDER OFFER



Harrison Drive

St. Mellons, Cardiff, CF3 0NU

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OFFERS OVER

£300,000

3 BEDROOMS

2 BATHROOMS

2 RECEPTIONS

924 SQ FT

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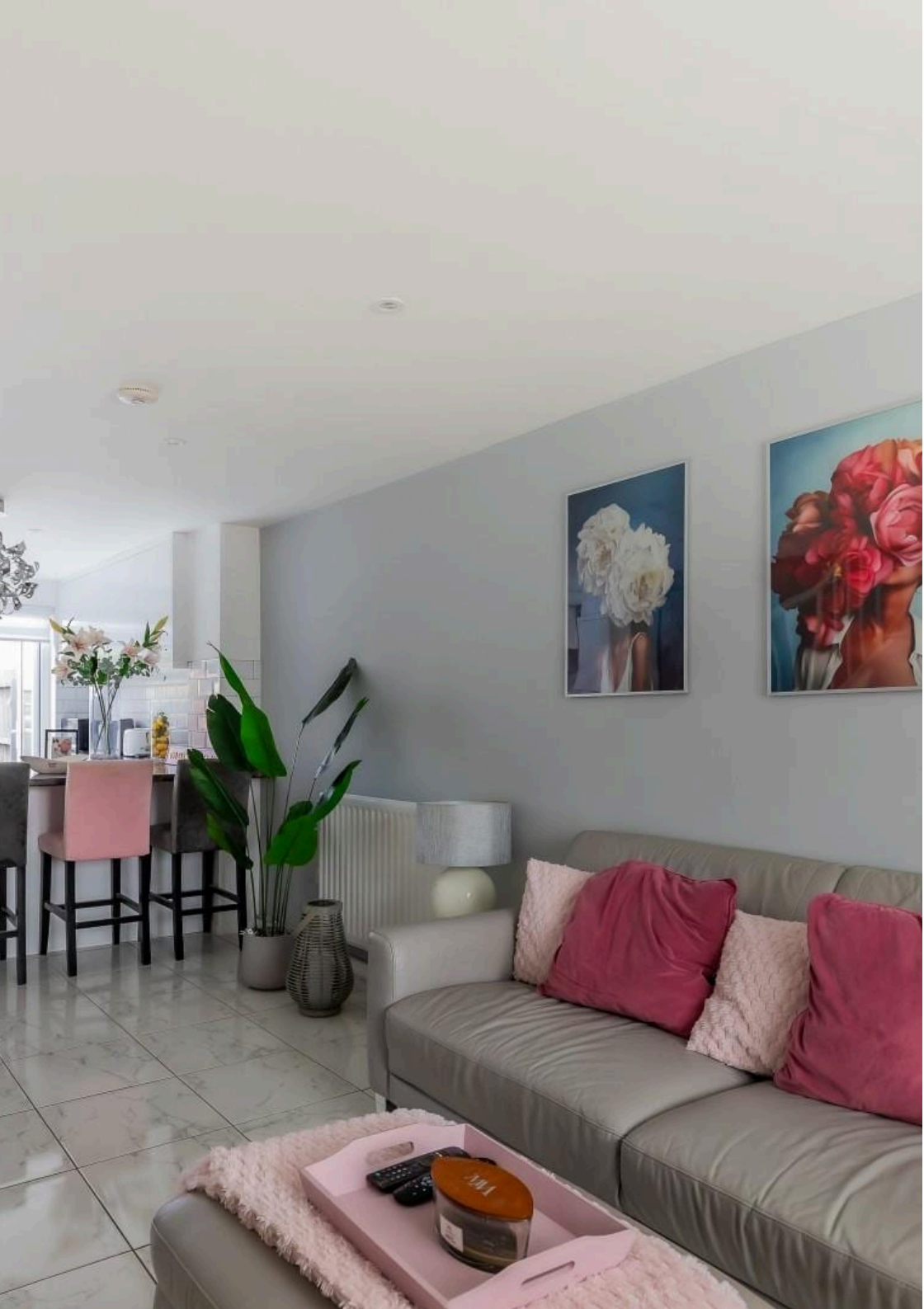
GARAGE CONVERTED

MODERN RENOVATIONS

RECENTLY LANDSCAPED GARDEN

EASY ACCESS TO A48/M4

EPC TBC



THE PROPERTY

Nestled in the charming area of Harrison Drive, St. Mellons, Cardiff, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and modern living. The property boasts a spacious garage conversion, providing additional living space that can be tailored to your needs, whether as a home office, playroom, or guest accommodation.

The recently landscaped garden is a standout feature, providing a serene outdoor space ideal for relaxation or entertaining guests. With two well-appointed bathrooms, this home ensures convenience for families or those who enjoy hosting.

This property is not just a house; it is a welcoming home that promises a wonderful lifestyle in a sought-after location. Don't miss the opportunity to make it yours.



INSIDE



ACCOMMODATION

LIVING ROOM 3.23 x 5.65

KITCHEN/BREAKFAST ROOM 4.25 x 2.84

STUDY 2.73 x 4.84

BEDROOM ONE 2.70 x 3.15

BEDROOM TWO 2.34 x 3.55

BEDROOM THREE 1.81 x 2.55

SCHOOL CATCHMENT

English medium primary catchment area is Meadowlane Primary
School English medium secondary catchment area is Eastern High
School Welsh medium primary catchment area is Ysgol Pen Y Pil

TAX BAND

D

PROPERTY TYPE HOUSE - LINK SEMI DETACHED

INTERNAL AREA 924 SQ FT

TENURE FREEHOLD

COUNCIL TAX BAND D · ABOUT £2,013 A YEAR
Cardiff Council, 2026/27 estimate

EPC RATING 74 · POTENTIAL 81

Harrison Drive



Total Area: 85.9 m² ... 924 ft²

All measurements are approximate and for display purposes only



Max Tustin

AREA VALUER / NEGOTIATOR

PENYLAN BRANCH

029 2049 9680

38 WELLFIELD ROAD, PENYLAN, CARDIFF, CF24 3PB

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SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 38 Wellfield Road, Penylan, Cardiff, CF24 3PB. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyross.co.uk