

UNDER OFFER

Church Road

Old St. Mellons, Cardiff, CF3 6YN

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ASKING PRICE

£325,000

3 BEDROOMS

2 BATHROOMS

1 RECEPTION

884 SQ FT

NO ONWARD CHAIN

884 SQFT

3 BEDROOM TOWNHOUSE

MODERN DECOR THROUGHOUT

CAR PORT WITH OFF ROAD PARKING FOR TWO CARS



THE PROPERTY

This beautifully presented three-bedroom townhouse offered with no onward chain, provides 884 sqft of stylish and contemporary living accommodation, making it the perfect home for first-time buyers, growing families, or those looking to simply move straight in.

Finished with modern décor throughout, the property has been thoughtfully maintained and is ready for its next owners to enjoy. The spacious accommodation comprises a welcoming entrance hall, a convenient downstairs WC, and a bright, well-proportioned living space that flows through to the kitchen/dining area, ideal for both everyday living and entertaining.

To the upper floors, there are three generously sized bedrooms, including a superb principal bedroom benefitting from a newly added en-suite shower room. A modern family bathroom serves the remaining bedrooms, providing practical and flexible accommodation for the whole household.

Externally, the property offers off-road parking to the front, while the rear garden features a combination of paved patio and lawn, creating an ideal space for outdoor dining, relaxing, or family activities.

Conveniently situated with excellent transport links and easy access to local amenities, schools, and commuter routes, this fantastic home combines modern comfort with everyday convenience.

Early viewing is highly recommended to fully appreciate everything this impressive property has to offer.

INSIDE



ACCOMMODATION

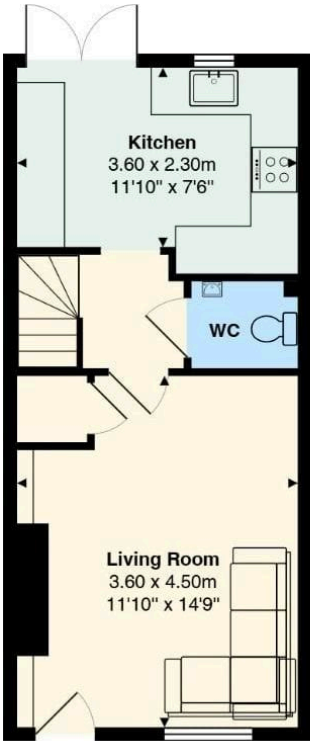
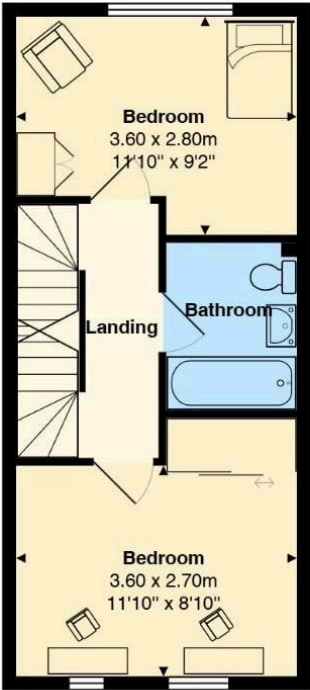
LIVING ROOM	3.60 x 4.50
KITCHEN	3.60 x 2.30
BEDROOM TWO	3.60 x 2.80
BEDROOM THREE	3.60 x 2.70
MASTER BEDROOM	2.60 x 4.78

SCHOOL CATCHMENT

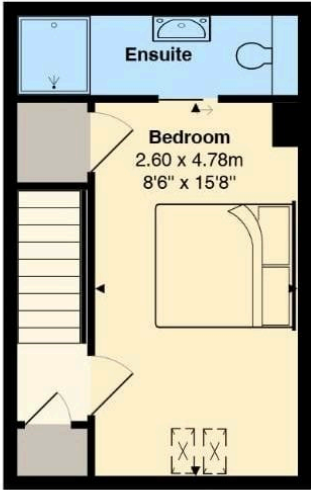
*My English medium primary catchment area is Old St Mellons
COMMUNITY My English medium secondary catchment area is
Eastern High School My Welsh medium primary catchment area is
Ysgol Gynradd Gymraeg Pen Y Groes My Welsh medium
secondary catchment area is Ysgol Gyfun Gymraeg Bro Edern*

PROPERTY TYPE	HOUSE - TOWNHOUSE
INTERNAL AREA	884 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND E · ABOUT £2,461 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	85 · POTENTIAL 95

FLOORPLAN



Church Road



Total Area: 82.1 m² ... 884 ft²

All measurements are approximate and for display purposes only



Nadia Refae

BRANCH MANAGER AND AREA VALUER / NEGOTIATOR
LLANISHEN BRANCH

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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, 54 Station Road, Llanishen, Cardiff, CF14 5LU. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyyross.co.uk