

FOR SALE

Cormorant Close

St. Mellons, Cardiff, CF3 0DW

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ASKING PRICE

£350,000

3 BEDROOMS

1 BATHROOM

2 RECEPTIONS

1,195 SQ FT

1195 SQFT	THREE BEDROOM DETACHED HOME
OFF ROAD PARKING WITH EV CHARGING	OPEN PLAN KITCHEN/DINING
TWO RECEPTION ROOMS	PRIVATE GARDEN



THE PROPERTY

Nestled in the tranquil Cormorant Close of St. Mellons, Cardiff, this delightful three-bedroom detached house presents an ideal family home. Spanning an impressive 1,195 square feet, the property boasts a well-thought-out layout that combines comfort and functionality.

Upon entering, you are greeted by two inviting reception rooms, perfect for both relaxation and entertaining guests. The heart of the home is undoubtedly the open-plan kitchen and breakfast room, which seamlessly connects to a charming conservatory, allowing for an abundance of natural light. The kitchen is complemented by a utility room and a pantry, providing ample storage and convenience for daily living. Additionally, a downstairs toilet enhances the practicality of the space.

Upstairs, you will find three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The main bathroom is conveniently located to serve all bedrooms, ensuring ease of access for the entire family.

Outside, the property features a private garden that offers generous space for seating and storage, making it an excellent spot for outdoor gatherings or simply enjoying the fresh air. With off-road parking available for up to three vehicles, this home caters to the needs of modern living.











ACCOMMODATION

OFFICE	2.64 x 4.06
LIVING ROOM	3.07 x 4.28
KITCHEN/BREAKFAST ROOM	5.06 x 3.26
PANTRY	2.64 x 1.30
UTILITY ROOM	2.64 x 1.76
MASTER BEDROOM	2.85 x 4.34
BEDROOM TWO	2.85 x 3.20
BEDROOM THREE	2.11 x 2.93

SCHOOL CATCHMENT

My English medium primary catchment area is Oakfield Primary School My English medium secondary catchment area is Eastern High School My Welsh medium primary catchment area is Ysgol Pen Y Pil My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Edern

PROPERTY TYPE	HOUSE - DETACHED
INTERNAL AREA	1,195 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND C



Total Area: 111.0 m² ... 1195 ft²

All measurements are approximate and for display purposes only

Not to scale. Measurements are approximate and for illustration only.



Nadia Refae

BRANCH MANAGER AND AREA VALUER / NEGOTIATOR
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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