

TO LET



Church Road

Old St. Mellons, Cardiff, CF3 6YT

OLD ST. MELLONS, CARDIFF

Church Road

Old St. Mellons, Cardiff, CF3 6YT

MONTHLY RENT

£1,650

3 BEDROOMS

2 BATHROOMS

1 RECEPTION

839 SQ FT





INSIDE





THE PROPERTY

A stunning three bedroom, luxury detached home, offered unfurnished and complete with a garage and private driveway. This beautifully designed property features an inviting entrance hallway, a spacious living room, a convenient downstairs cloakroom, and a modern fitted kitchen/diner equipped with an oven and hob.

The master bedroom boasts its own en-suite shower room, accompanied by two further well proportioned bedrooms and a stylish family bathroom.

Additional benefits include gas central heating, double glazing, and patio doors opening onto the rear garden, perfect for relaxing or entertaining. There are also two dedicated parking spaces at the front of the property.

Ideally located close to Cardiff Gate and the M4 motorway, this home offers excellent access to local amenities and commuter links.

EPC Rating: B Council Tax Band: E Deposit required: £1,750 Applicants must have a combined annual income of £49,500 to pass referencing.

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.





INSIDE



OUR COMMENTS

...



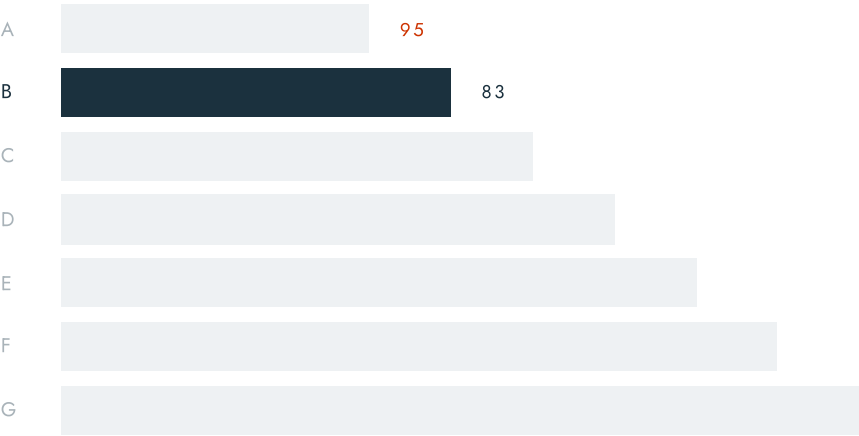
JAYNE CANAVAN
LETTINGS NEGOTIATOR AND PROPERTY MANAGER · BARRY



FLOORPLAN

Energy efficiency

Currently band B, with the potential to reach band A.



Rating 83 · potential 95. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	HOUSE - DETACHED
INTERNAL AREA	839 SQ FT
FURNISHED	UNFURNISHED
AVAILABLE FROM	24 OCTOBER 2026
COUNCIL TAX	BAND E · ABOUT £2,461 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	83 · POTENTIAL 95

COME AND SEE IT

Arrange a viewing

Our Barry team can arrange a private viewing, usually within days – call 01446 700222.



Jayne Canavan

LETTINGS NEGOTIATOR AND PROPERTY MANAGER

BARRY BRANCH

01446 700222

84 HIGH STREET, BARRY, CF62 7DX



SCAN TO SEE WHAT'S
NEAR YOU

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. Council tax band is as advised by the landlord. A holding deposit, a security deposit and other permitted payments may apply; the current schedule is published at jeffreypass.co.uk/docs/lettings-fees.pdf. Client money protection: Client Money Protect, membership CMP001425. Jeffrey Ross, 84 High Street, Barry, CF62 7DX. 01446 700222. The Property Ombudsman, membership D03828. jeffreypass.co.uk

jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



SCAN TO SEE WHAT'S
NEAR YOU