

UNDER OFFER



Saffron Drive

St. Mellons, Cardiff, CF3 0NH

ST. MELLONS, CARDIFF

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ASKING PRICE

£180,000

2 BEDROOMS

1 BATHROOM

1 RECEPTION

560 SQ FT

2 BEDROOMS

OFFROAD PARKING

PRIVATE GARDEN

NO ONWARD CHAIN



THE PROPERTY

Nestled in the charming area of Saffron Drive, St. Mellons, Cardiff, this delightful mid-terrace house presents an excellent opportunity for first-time buyers and investors alike. Spanning a comfortable 560 square feet, the property features two well-proportioned bedrooms, making it ideal for small families or those seeking a cosy retreat.

Upon entering, you are welcomed into a bright reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is practical and functional, ensuring that every inch of space is utilised effectively. The property also boasts a modern bathroom, catering to all your essential needs.

One of the standout features of this home is the private garden, providing a serene outdoor space for gardening enthusiasts or simply enjoying the fresh air. Additionally, off-road parking adds to the convenience of this property, making it easier for you and your guests.

With no chain involved, this home is ready for you to move in without delay. The location in St. Mellons is well-regarded, offering a blend of community spirit and accessibility to local amenities. This property is not just a house; it is a place where you can create lasting memories. Don't miss the chance to make this charming residence your own.

INSIDE

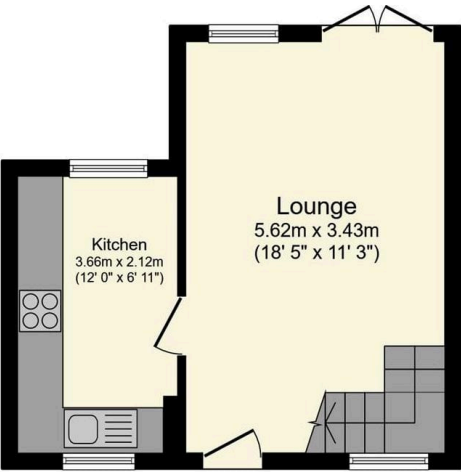


ACCOMMODATION

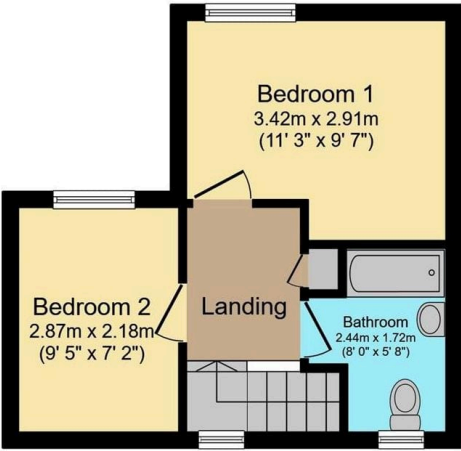
LOUNGE	5.62 x 3.43
KITCHEN	3.66 x 2.12
MASTER BEDROOM	3.42 x 2.91
BEDROOM TWO	2.87 x 2.18
BATHROOM	2.44 x 1.72

PROPERTY TYPE	HOUSE - MID TERRACE
INTERNAL AREA	560 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND C · ABOUT £1,789 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	69 · POTENTIAL 88

FLOORPLAN



Ground Floor



First Floor

Total floor area 52.0 sq.m. (560 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com



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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. jeffreyyross.co.uk