

FOR SALE



William Nicholls Drive

Old St. Mellons, Cardiff, CF3 5DE

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OFFERS OVER

£475,000

4 BEDROOMS

2 BATHROOMS

2 RECEPTIONS

1,306 SQ FT

1306 SQFT

DETACHED

EV CHARGER

FOUR BEDROOM

OFF ROAD FOR MULTIPLE CARS

GENEROUS GARDEN



THE PROPERTY

Nestled in the desirable area of Old St. Mellons, Cardiff, this charming detached house on William Nicholls Drive offers a perfect blend of comfort and convenience. Spanning an impressive 1,306 square feet, this property boasts four spacious bedrooms, making it an ideal family home. The master bedroom features an ensuite bathroom, providing a private retreat for relaxation.

The house is designed with two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The generous garden offers ample outdoor space for children to play or for hosting summer barbecues, making it a delightful extension of the home.

One of the standout features of this property is the off-road parking, accommodating up to three vehicles, along with an installed electric vehicle charger, catering to modern needs. Its corner plot location enhances privacy and adds to the overall appeal.

Conveniently situated just off the M4, this home allows for easy access to Cardiff city centre, making it an excellent choice for commuters. With its combination of space, modern amenities, and a prime location, this property is a wonderful opportunity for those seeking a comfortable lifestyle in a vibrant community. Don't miss the chance to make this lovely house your new home.

INSIDE



ACCOMMODATION

LOUNGE 4.54 x 3.75

DINING ROOM 2.62 x 3.06

LIVING ROOM 5.20 x 5.26

KITCHEN 6.95 x 2.99

MASTER BEDROOM 4.68 x 3.8

BEDROOM TWO 2.87 x 3.10

BEDROOM THREE 1.98 x 3.01

BEDROOM FOUR 2.48 x 2.19

SCHOOL CATCHMENT

My English medium primary catchment area is Pen-Y-Bryn Primary School Old St Mellons COMMUNITY My English medium secondary catchment area is Eastern High School My Welsh medium primary catchment area is Ysgol Bro Eirwg My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Edern

PROPERTY TYPE HOUSE - DETACHED

INTERNAL AREA 1,306 SQ FT

TENURE FREEHOLD

COUNCIL TAX BAND F · ABOUT £2,908 A YEAR
Cardiff Council, 2026/27 estimate

EPC RATING 66 · POTENTIAL 82

FLOORPLAN

William Nicholls Drive



Total Area: 121.3 m² ... 1306 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