

FOR SALE



Ty'r Winch Road

Old St. Mellons, Cardiff, CF3 5UX

OLD ST. MELLONS, CARDIFF

Ty'r Winch Road

Old St. Mellons, Cardiff, CF3 5UX

OFFERS OVER

£400,000

3 BEDROOMS

2 BATHROOMS

2 RECEPTIONS

1,152 SQ FT

1152 SQFT

RECENTLY REFURBISHED

SOUTH FACING GARDEN

NO CHAIN

GREAT LINKS TO A48/M4

DRIVEWAY THAT FITS MULTIPLE
CARS



THE PROPERTY

Nestled on Ty'r Winch Road in the charming area of Old St. Mellons, Cardiff, this delightful semi-detached house presents an excellent opportunity for both families and professionals alike. Recently refurbished, the property boasts a fresh and modern interior, ensuring a comfortable living experience from the moment you step inside.

The house features two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. With three well-proportioned bedrooms, there is ample space for relaxation and rest. Additionally, the property includes two bathrooms, providing convenience for busy households.

One of the standout features of this home is its excellent transport links, making it easy to access the A48 and M4, ideal for commuters. With no chain involved, this property is ready for you to move in and make it your own.

This semi-detached house on Ty'r Winch Road is a wonderful blend of modern living and accessibility, making it a must-see for anyone looking to settle in this desirable area of Cardiff.

INSIDE



ACCOMMODATION

LIVING ROOM 4.23 x 3.39

BATHROOM 1.93 x 1.73

DINING ROOM 4.78 x 2.78

KITCHEN 4.15 x 3.01

SITTING ROOM 3.84 x 2.59

BEDROOM ONE 4.71 x 2.96

BEDROOM TWO 4.36 x 2.94

BEDROOM THREE 3.31 x 3.01

BATHROOM 2.07 x 1.73

TAX BAND

SCHOOL CATCHMENT

PROPERTY TYPE HOUSE - SEMI-DETACHED

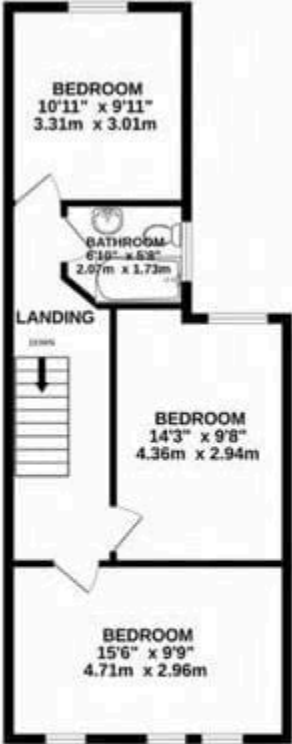
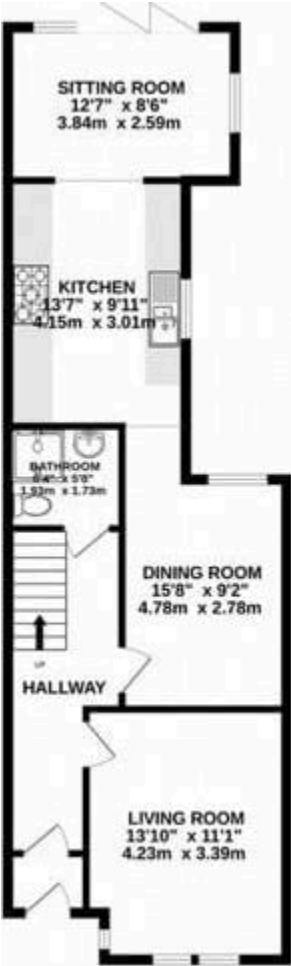
INTERNAL AREA 1,152 SQ FT

TENURE FREEHOLD

COUNCIL TAX BAND E · ABOUT £2,461 A YEAR
Cardiff Council, 2026/27 estimate

EPC RATING 78 · POTENTIAL 82

FLOORPLAN



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



Max Tustin

AREA VALUER / NEGOTIATOR

LLANISHEN BRANCH

029 2049 9680

54 STATION ROAD, LLANISHEN, CARDIFF, CF14 5LU

jeffreygross.co.uk



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. jeffreygross.co.uk