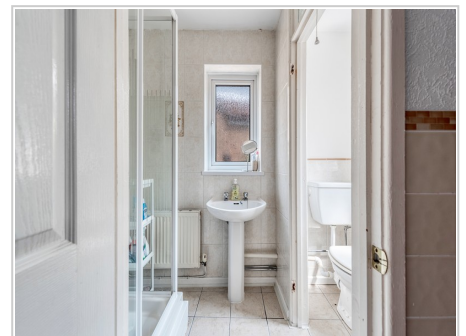


Heritage Park  
St  
Mellons  
Cardiff  
CF3

£285,000



- Three Bedroom Semi Detached Property
- Two Reception Rooms
- Ground Floor Shower Room
- Family Bathroom
- Garage
- Enclosed Rear Garden
- Off Road Parking
- EPC Rating: C
- Council Tax Band: D

Ref: PRA12018

## Viewing Instructions: Strictly By Appointment Only

### General Description

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Nestled in the desirable Heritage Park area of St Mellons, this well-presented three bedroom semi-detached family home offers generous living space, ideal for growing families or those seeking a comfortable lifestyle in a well-connected location.

The ground floor features two spacious reception rooms, perfect for entertaining or creating dedicated family zones, along with a separate kitchen and a convenient shower room. Upstairs, you'll find three well-proportioned bedrooms providing ample accommodation.

Externally, the property benefits from a garage, off-road parking, and an enclosed garden, offering both practicality and outdoor space.

Perfectly positioned close to local amenities, with regular bus routes to and from Cardiff City Centre, and easy access to the M4 and major link roads, this home ensures a smooth daily commute.

Families will appreciate being in the catchment area of popular local schools, with Hendre Lake just a short drive away - ideal for leisurely walks and outdoor activities. Nearby parks and green spaces further enhance the family-friendly appeal of this charming home.

Don't miss this opportunity to secure a home in one of St Mellons' popular residential areas.

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### Accommodation

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#### Entrance Porch

Enter via the PVC front door, painted walls and ceilings. Laminate flooring. Window to side aspect.

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#### Hallway

Laminate flooring. Painted walls and ceiling. Carpeted stairs. Light fitting. Radiator.

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#### Living Room

Laminate flooring, painted walls and ceiling. Pendant light. Window to front aspect. radiator.

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#### Dining Room

Enter via the living room door. Painted walls and ceiling. Patio doors onto the rear of the property. Radiator. Pendant light.

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## Kitchen

Tiled splash back, kitchen cupboards, integrated hob and oven, space for fridge/freezer, space for washing machine. painted ceiling and pendant light. Tiled flooring.

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## Ground Floor Shower Room

Tiled walls and floor. Painted ceiling and walls in the WC. Shower cubicle, basin, toilet.

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## Landing

Painted walls and ceiling. Loft access. Laminate flooring.

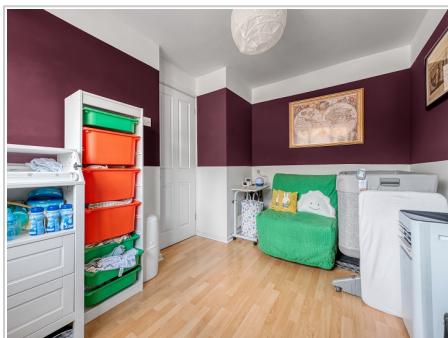
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## Bedroom 1

Painted walls and ceiling. Window to front aspect. Radiator.

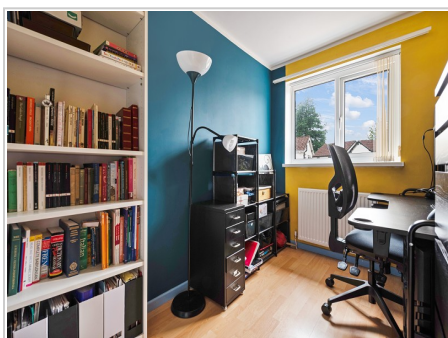
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## Bedroom 2

Painted walls and ceiling. Laminated floor. Window to front aspect. Radiator.

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## Bedroom 3

Painted walls and ceiling, window to rear of the property. Laminate flooring. Radiator.

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## Bathroom

Tiled floor and walls. Painted ceilings. Sink basin and cupboard. Bath with shower, WC. Window to front aspect.



## Rear Garden

Enclosed low maintenance rear garden made up of paving stones, fenced boundaries. Access to garage.

## Garage

Painted walls, plasterboard ceiling. PVC window and door to front aspect.

## Services

Mains electricity, mains water, mains gas, mains drainage

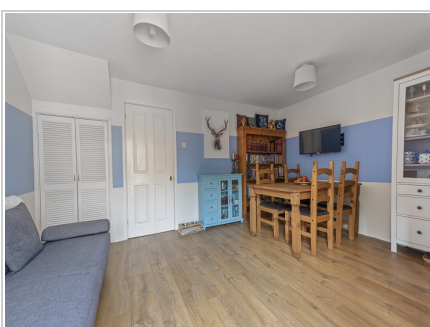
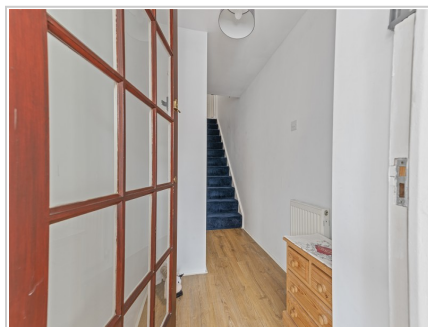
EPC Rating:73

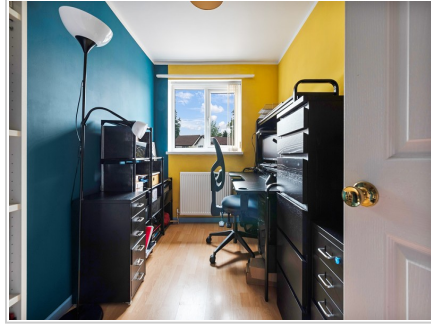
## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band D





Approx Gross Internal Area  
103 sq m / 1104 sq ft




Ground Floor  
Approx 48 sq m / 520 sq ft

First Floor  
Approx 34 sq m / 362 sq ft


Garage  
Approx 21 sq m / 223 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.