



Harrison Drive, St Mellons, Cardiff, CF3 0PW Offers In Excess Of £300,000

++++ £300,000 - £310,000 ++++

Nestled within a peaceful cul-de-sac in the sought-after village of St Mellons, on the east side of Cardiff, this charming four bedroom detached home which presents an ideal family home. Boasting ample space and modern comforts, this property offers a perfect blend of convenience and comfort. This well-presented four-bedroom detached house features a driveway and garage, providing convenient off-road parking options.

Upon entry, you're greeted by an entrance hallway featuring a cloakroom for added convenience. The generous lounge/diner offers ample space for relaxation and dining, with French doors leading to the large enclosed rear garden, extending the living space outdoors during warmer months.

The modern fully-fitted kitchen comes equipped with appliances, while a utility room caters to laundry needs, enhancing the functionality of the home. The four bedrooms offer versatile accommodation options, with the master bedroom boasting an en-suite for added luxury. A three-piece family bathroom suite completes the interior amenities, ensuring

KEY LET

SALES & LETTINGS

Area

Nestled on the eastern outskirts of Cardiff, St Mellons exudes a serene charm, offering residents a peaceful retreat within easy reach of the city's bustling amenities. This quaint village boasts a welcoming atmosphere and a strong sense of community, making it an ideal setting for families and professionals alike.

St Mellons is renowned for its picturesque surroundings, with lush green spaces and scenic walking trails providing ample opportunities for outdoor recreation. Residents can explore the nearby Hendre Lake Park, perfect for leisurely strolls or tranquil picnics amidst nature's embrace.

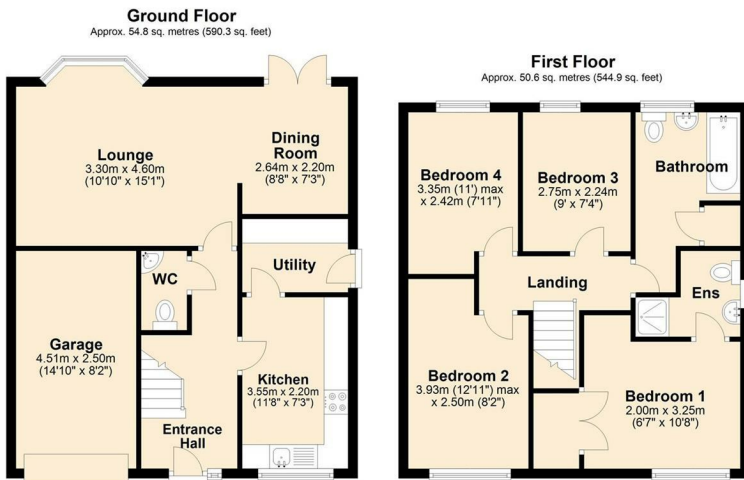
Families are drawn to St Mellons for its excellent schools, including St Mellons Church in Wales Primary School and Pontprennau Primary School, fostering a nurturing environment for children to thrive. Moreover, the village's proximity to

local amenities, such as shops, cafes, and restaurants, ensures convenience for residents' daily needs.

When it comes to dining options, St Mellons offers something for every palate, with a selection of cafes and restaurants serving delicious fare to suit all tastes. Whether craving a cozy brunch or a sumptuous dinner, residents can find plenty of culinary delights right on their doorstep.

Convenience meets tranquillity in St Mellons, with its charming ambiance and access to major roadways, including the A48 and M4 motorway, ensuring seamless connectivity for commuters.

Experience the idyllic charm of St Mellons – where community spirit meets modern convenience.



Total area: approx. 105.5 sq. metres (1135.2 sq. feet)

