

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



FIELDFARE DRIVE  
ST. MELLONS



#### HALLWAY

WC  
0.86m x 2.13m (2'10 x 7)

LIVING ROOM  
5.61m x 3.84m (18'5 x 12'7)

DINING ROOM  
3.05m x 2.97m (10' x 9'9)

KITCHEN  
2.41m x 3.00m (7'11 x 9'10)

UTILITY ROOM / LAUNDRY ROOM  
2.72m x 1.42m (8'11 x 4'8)

CONSERVATORY  
3.58m x 2.57m (11'9 x 8'5)

GARAGE  
2.74m x 5.54m (9' x 18'2)

#### TO THE FIRST FLOOR

BEDROOM 1  
3.51m x 3.00m (11'6 x 9'10)

BEDROOM 2  
2.82m x 3.28m (9'3 x 10'9)

BEDROOM 3  
2.54m x 2.82m (8'4 x 9'3)

FAMILY BATHROOM  
2.16m x 2.03m (7'1 x 6'8)

SHOWER ROOM  
2.69m x 2.95m (8'10 x 9'8)

#### GARDEN

Garden Front and Back  
Large Private Rear Garden  
Lawn

#### COUNCIL TAX

Band D

#### TENURE

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

#### ADDITIONAL INFO

Driveway / Off Road Parking for 2 cars  
Great School Catchment  
Excellent Transport links - Bus and Rail  
Easy Access to Motorway  
Easy Access to A48  
Hendre lake only a few minutes' walk away

#### SCHOOL CATCHMENT

My English medium primary catchment area is  
Willowbrook Primary School (year 2023-24)  
Willowbrook Primary School (year 2024-25)

My English medium secondary catchment area is  
Eastern High School (year 2023-24)  
Eastern High School (year 2024-25)

My Welsh medium primary catchment area is  
Ysgol Pen Y Pil (year 2023-24)  
Ysgol Pen Y Pil (year 2024-25)




My Welsh medium secondary catchment area is  
Ysgol Gyfun Gymraeg Bro Edern (year 2023-24)  
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)





## FIELDFARE DRIVE

ST. MELLONS, CF3 0PB - £290,000

 3 Bedroom(s)  3 Bathroom(s)  1096.41 sq ft

Jeffrey Ross are proud to present Fieldfare Drive in St. Mellons, Cardiff. This delightful link detached house is a perfect family home. Boasting 2 reception rooms, 3 bedrooms, and 3 bathrooms, this property offers ample space for comfortable living.

Situated in the sought-after area of St. Mellons, this home is conveniently located in a quiet cul de sac. Perfect for children and Pets. The property is close to local amenities and the upcoming Parkway train station, making commuting a breeze. With easy access to schools, bus routes, and shops, as well as the serene Hendre Lake just a short stroll away, this location is excellent for those commuting and those working from home!

Step inside to discover a spacious open plan lounge and dining room leading into a well-fitted kitchen, with additional a utility area, a conservatory, downstairs w.c. for convenience. The first floor houses two generous double bedrooms, a cosy single bedroom, a family bathroom, and an additional shower room complete with Velux window, electric underfloor heating, and under eaves storage. Need more storage? The partially boarded loft accessed from the landing provides extra space.

Recently refreshed with new laminate flooring and carpets in 2023, along with upgraded mains electric consumer board and mains powered smoke alarms, this property is both stylish and secure. Enjoy the comfort of gas central heating and double glazing throughout.

Outside, a tarmacked drive offers parking for two vehicles, alongside a garage for added convenience. The rear of the property features an enclosed garden with a lovely patio area, lush lawn, and privacy-providing hedging and fencing.

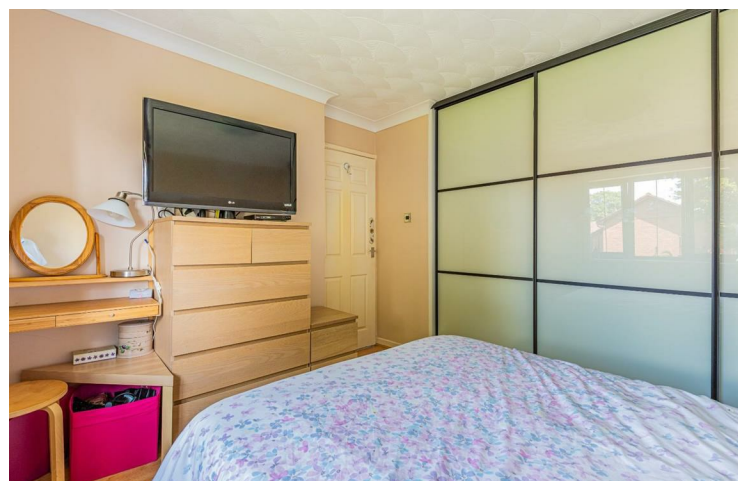
This property is truly an ideal family home, and an internal viewing is highly recommended to fully appreciate all it has to offer. Don't miss out on the opportunity to make this house your home. Call the office today on 02920 499680 to book your viewing!



### PROPERTY SPECIALIST

Mr Ollie Vincent  
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Fieldfare Drive, St. Mellons, Cardiff

## Fieldfare Dr, St. Mellons, CRF

Main Building: Total Interior Area 1096.41 sq ft



Ground Floor



1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	