



**£239,950**

**Boyce Way,  
Old St Mellons, Cardiff**

This charming two bedroom terraced home in Old St Mellons offers a welcoming and practical space ideal for first time buyers.

David  
Ricketts

625 sq.ft

For Sale

- No chain.
- Two double bedrooms.
- Driveway parking.
- Private garden.
- Investment Potential.

## **Property Description**

This charming two bedroom terraced home in Old St Mellons offers a welcoming and practical space ideal for first time buyers. The ground floor features a bright living room and a fitted kitchen, both providing a comfortable setting for everyday life. Upstairs you will find two well sized bedrooms along with a family bathroom. The property is tidy and light throughout and presented in good order, while still allowing scope for the new owners to add their own style in time.

The property enjoys a great location on the edge of the countryside while still being only a short drive from Cardiff city centre. Old St Mellons offers a good range of local amenities including shops, a welcoming local pub at The Unicorn Inn and St Mellons Church in Wales Primary School, all within walking distance. For those needing to commute, excellent transport links are close at hand with the M4 and A48 just a couple of minutes away by car.

Set in a popular and convenient area, it represents a fantastic opportunity to step onto the property ladder in this sought after area.

### **Ground Floor**

WC - 4'8" x 2'7"

Kitchen - 13'1" x 8'1"

Living Room - 9'5" x 15'2"

### **First Floor**

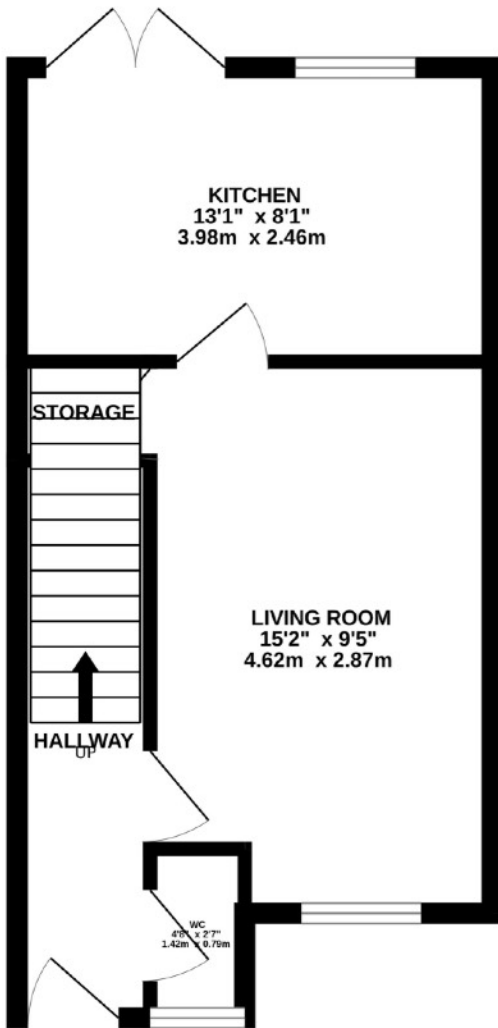
Bedroom 1 - 13'1" x 8'6"

Bedroom 2 - 13'1" x 8'1"

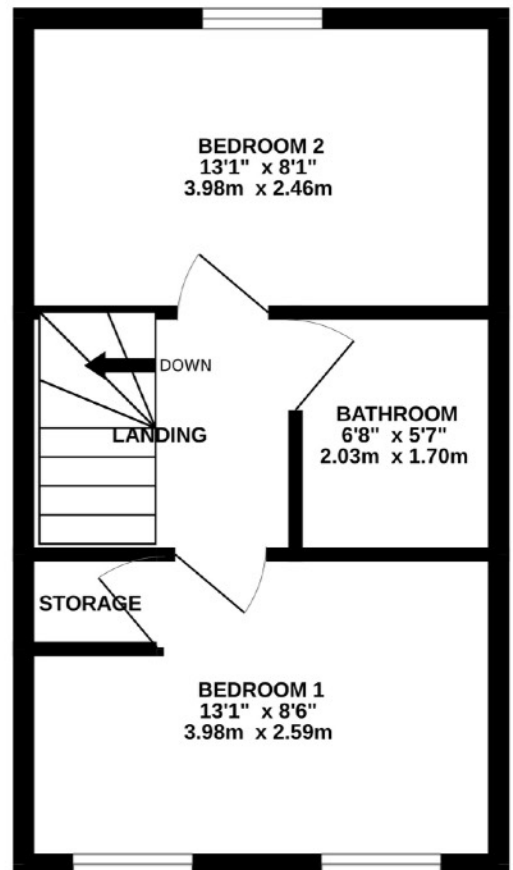
Bathroom - 5'7" x 6'8"



**GROUND FLOOR**  
322 sq.ft. (29.9 sq.m.) approx.



**1ST FLOOR**  
304 sq.ft. (28.2 sq.m.) approx.



**TOTAL FLOOR AREA : 625 sq.ft. (58.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Very low  
risk**

**Flooding from rivers**

Risk less than 0.1% chance each year.

[More about very low risk from rivers](#)

**Very low  
risk**

**Flooding from the sea**

Risk less than 0.1% chance each year.

[More about very low risk from the sea](#)

**Very low  
risk**

**Flooding from surface water and small watercourses**

Risk less than 0.1% chance each year.

[More about very low risk from surface water and small watercourses](#)

## 25, BOYCE WAY, OLD ST MELLONS, CARDIFF, CF3 6AB

**Local Authority** [Cardiff](#)

**Local authority  
reference number** 32347000008500250

**Council Tax band** C

**Improvement  
indicator** No

**With effect from** 30 November 2017

**Mixed-use property** No

**Court code** None

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

























For further information or to book a viewing please contact us on **02920 611 333**  
or email us at **[will@davidricketts.co.uk](mailto:will@davidricketts.co.uk)**

