

Cresswell Close

ST. MELLONS, CARDIFF, CF3 0LN

GUIDE PRICE £210,000

Hern &
Crabtree



Cresswell Close

Situated in a peaceful cul-de-sac in the sought-after area of Old St Mellons, this well-presented two-bedroom mid-terrace home offers a perfect blend of comfort and convenience. Located close to a range of local amenities, including shops, schools, and bus links, it provides an ideal setting for families or professionals.

The property features a bright and spacious interior, comprising a welcoming living area and a modern kitchen. Upstairs, you'll find two well-sized bedrooms, offering plenty of space for rest and relaxation. The home is tastefully presented, ensuring that it is move-in ready for its new owners.

Externally, the property benefits from an enclosed rear garden, perfect for outdoor dining or relaxing. Additionally, there is a garage with a parking space, offering both storage and convenient off-road parking.

With its prime location, close to local schools and transport links, and its appealing layout, this home presents a fantastic opportunity to settle in a peaceful yet accessible area. Don't miss out on the chance to make this lovely property your own!

- Mid Terrace
- Close to amenities
- Parking and garage
- Council Tax Band - C
- Two bedrooms
- Enclosed rear garden
- Close to transport links



620.00 sq ft

Entrance

Entered via a composite door with obscure glazed panels into the living room.

Living Room

11'8 x 17'4 max

Stairs to the first floor with under stair storage cupboard and built-in dog kennel. Double glazed window to the front. Radiator. Electric fire. Coved ceiling. LVT Karndean flooring.

Kitchen

11'9 x 9'10 max

Double glazed window to the rear. Fitted with a matching range of wall and base units with laminate work tops over. Oven with hob. Stainless steel 1.5 bowl sink and drainer. Door to the rear with obscure glazed panel. Tiled floors. Radiator. Space and plumbing for dishwasher, washing machine and tumble dryer. Space for fridge freezer.

First Floor

Stairs rise up from the living room.

Landing

Loft access hatch, doors to:

Bedroom One

9'3 x 11'9

Double glazed window to the rear, built-in wardrobe, radiator.

Bedroom Two

8'1 x 9'8

Double glazed windows to the front, built-in wardrobes, radiator.

Bathroom

5'1 x 8'8

Tiled walls, shower cubicle with shower, WC, wash hand basin. Laminate flooring. Heated towel rail.

External

Front

Low rise wall, low rise fence, paved path to the front, lawn area.

Garage

Separate single garage with power and parking space to the front.

Rear Garden

Paved patio sitting area, steps up to artificial lawn area, further steps to a decked sitting area. External cold water tap, timber fencing. Gate to the rear.

Additional Information

we have been advised by the vendor that the property is Freehold.

EPC -

Council Tax band - C

Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for

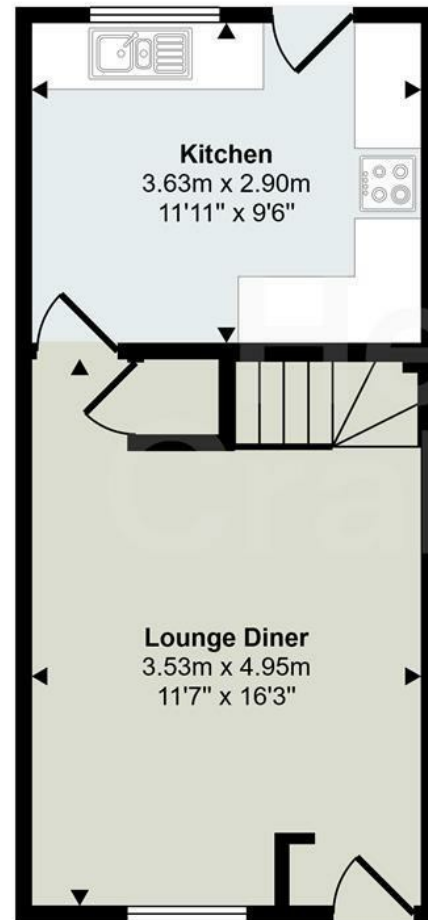
discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.



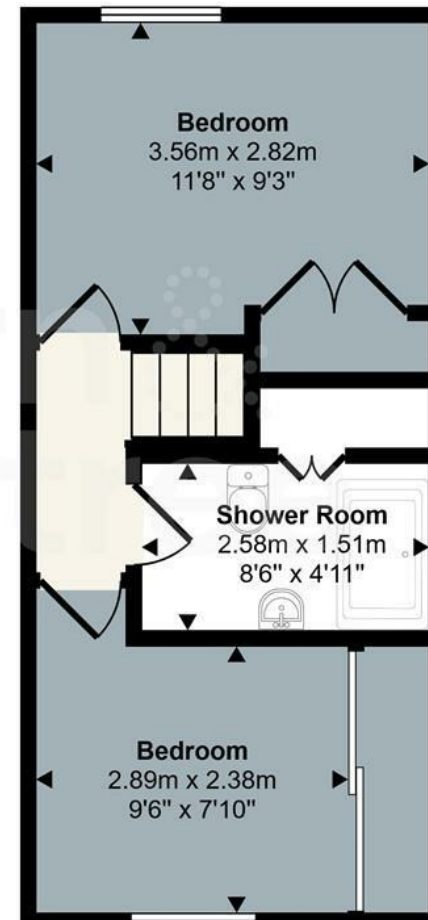




Approx Gross Internal Area
58 sq m / 620 sq ft



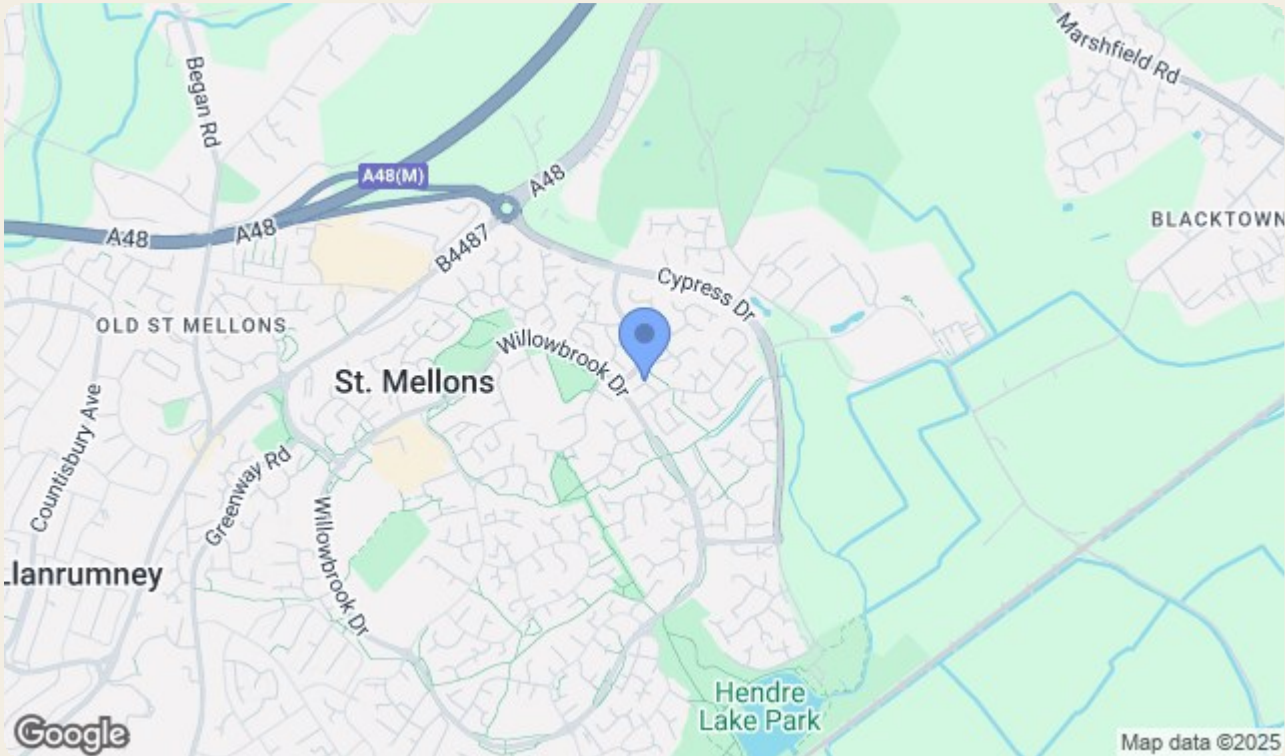
Ground Floor
Approx 29 sq m / 308 sq ft



First Floor
Approx 29 sq m / 312 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.

Good old-fashioned service with a modern way of thinking.



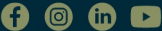
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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



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