

Aston Place

ST. MELLONS, CARDIFF, CF3 0PH

GUIDE PRICE £290,000

**Hern &
Crabtree**



Aston Place

Nestled in a peaceful cul-de-sac just moments from the scenic trails of Hendre Lake, this stylish three-bedroom semi-detached home offers space, comfort and contemporary living — ideal for families or first-time buyers looking for that perfect move-in ready home.

Set behind a smart double driveway, the property opens with a welcoming entrance hall leading to a bright front sitting room, while a second living area at the rear flows effortlessly into the kitchen/diner. French doors open onto a beautifully landscaped garden, complete with decking and lawn — perfect for summer entertaining.

Upstairs, the layout continues to impress with three bright and airy bedrooms. The principal bedroom enjoys its own en suite shower room and fitted wardrobes, while a modern family bathroom serves the remaining rooms.

Stylish, practical and positioned in a quiet yet convenient spot, this is a superb home with plenty to love.

Living in St Mellons

St Mellons offers a family-friendly environment with a strong sense of community, green open spaces, and excellent commuter links into Cardiff and Newport. Aston Place enjoys a particularly desirable position — just a short walk from Hendre Lake and its picturesque surroundings, ideal for walking, running or cycling. You'll find local schools, supermarkets, and transport links all within easy reach, making it a smart choice for modern family life.



Entrance Hall

Entered via a double glazed composite door to the front. Laminate floor, radiator, door to living room and sitting room.

Sitting Room

Double glazed window to the front, laminate flooring, radiator.

Living Room

Double glazed window to the front, radiator, electric fireplace, door to inner hallway, door to the kitchen diner.

Kitchen Diner

Double glazed windows to the rear, double glazed door to the rear, double glazed door to the rear. Set of double glazed french doors to the rear. Kitchen is fitted with wall and base units with work tops over, four ring gas hob, integrated oven, plumbing for washing machine, space for dishwasher, sink and drainer. 'Baxi' boiler, tiled splash back, cooker hood. Laminate flooring, radiator.

Inner Hall

Door from the lounge, stairs that lead up to the first floor.

First Floor

Landing

Loft access hatch, radiator, linen cupboard housing the hot water tank. Doors to:

Bedroom One

Double glazed window to the front, radiator, built-in wardrobes. Door to en suite.

En Suite

Double glazed obscure window to the side, WC, wash basin, shower quadrant with an electric shower, extractor fan.

Bedroom Two

Double glazed window to the rear, radiator.

Bedroom Three

Double glazed window to the front, radiator.

Family Bathroom

Double obscure glazed window to the rear, P-shaped bath with electric shower over, glass screen, WC, wash basin, extractor fan, heated towel rail. Vinyl floor. Tiled walls, mirrored vanity cupboard.

Outside

Front

Driveway providing off street parking for two vehicles, mature hedge, gate access to the rear garden.

Rear Garden

Timber decking, lawn, storage shed, slate chippings path to the rear. Flower borders. Side access to the front.

Tenure

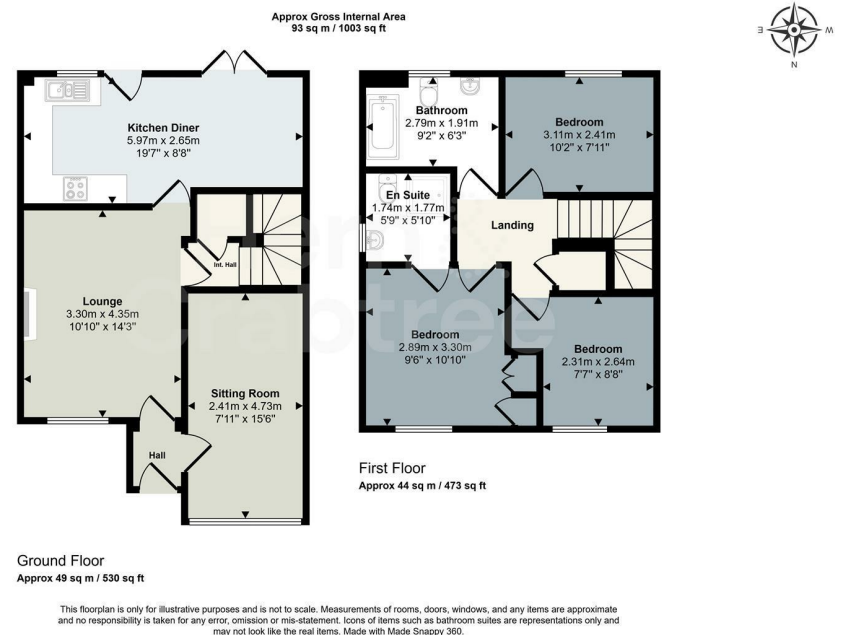
We have been advised by the vendor that the property is Freehold.

Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.



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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC



02920 620 202 heath@hern-crabtree.co.uk hern-crabtree.co.uk 304 Caerphilly Road, Heath, Cardiff, CF14 4NS

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.