

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss






HERITAGE PARK
ST MELLONS

HERITAGE PARK

ST MELLONS, CF3 0DS - £330,000

Jeffrey Ross are pleased to bring to the market this detached family home situated on a larger than average plot. The property comprises of entrance porch, entrance hall, lounge, conservatory, kitchen, dining room, utility room, ground floor bedroom / family room with en-suite shower room as well as a ground floor W.C, on the first floor there are three double bedrooms and a family bathroom. Outside there is a good size rear garden with plenty of potential for development as well as off road parking to the front.

Situated in a quiet little cul de sac with only two other detached properties, close to M4 / A48 access and local amenities. ** Chain Free **

 3 bedroom(s)  3 bathroom(s)  1133.00 sq ft

ENTRANCE HALL

LOUNGE

1.22mm x 0.91mm (4'58m x 3'61m)

DINING ROOM

0.91mm x 1.14mm (3'13m x 3'09m)

G.F W.C

0.30mm x 0.30mm (1'79m x 1'13m)

KITCHEN

0.91mm x 1.12mm (3'21m x 3'08m)

UTILITY ROOM

0.61mm x 0.30mm (2'13m x 1'45m)

CONSERVATORY

1.22mm x 0.99m (4'72m x 3'03)

LANDING

BEDROOM ONE

13.72mm x 0.61mm (45'12m x 2'88m)

BEDROOM TWO

0.91mm x 0.61mm (3'23m x 2'47m)

BEDROOM THREE

0.61mm x 0.79mm (2'84m x 2'07m)

BATHROOM

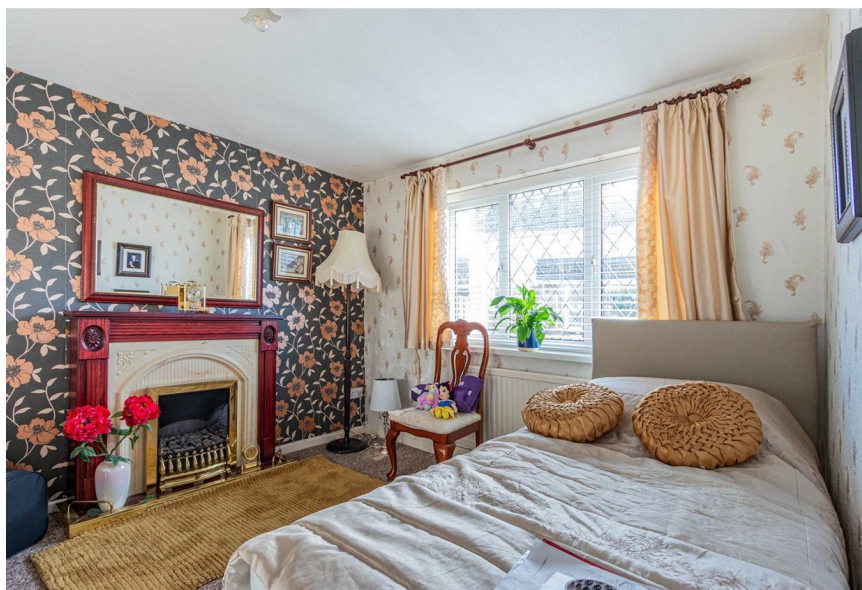
0.61mm x 0.30mm (2'28m x 1'66m)

TENURE

Freehold - This is to be confirmed with your legal representative

COUNCIL TAX

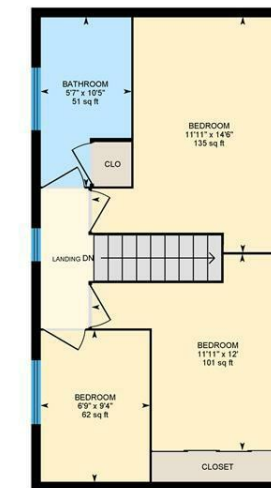
Band E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Heritage Park, St. Mellons, CRF

Main Building: Total Interior Area 1133.98 sq ft



0 3 6 ft

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.