

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



HERITAGE PARK
ST. MELLONS



LOUNGE DINER
5.18m x 3.61m (17 x 11'10)

KITCHEN DINER
3.61m x 2.39m (11'10 x 7'10)

LANDING

BEDROOM 1
3.05m x 2.67m (10 x 8'9)

BEDROOM 2
2.16m x 2.69m (7'1 x 8'10)

BATHROOM

GARDEN

PARKING
One allocated parking space to front of the property

TENURE
Freehold : To be confirmed by your legal advisor

SCHOOL CATCHMENT
Oakfield Primary School (year 2024-25)
Eastern High School (year 2024-25)

Ysgol Pen Y Pil (year 2024-25)
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)




COUNCIL TAX
Band C





HERITAGE PARK

ST. MELLONS, CF3 0DQ - £185,000

 2 Bedroom(s)
  1 Bathroom(s)
  592.00 sq ft

We are pleased to offer for sale this lovely two bedroom home. Offering an open plan lounge diner, kitchen diner with modern fitted units, and space for a table and chairs. Upstairs there is a good size main bedroom with built in wardrobes, as well as a second bedroom with built in wardrobe and a bathroom. Outside there is a generous size garden with a sunny aspect. The property further benefits from an allocated parking space to front. Situated In a quiet cul de Sac in St.Mellons, with local shops and parks within walking distance, offering both a peaceful, yet convenient location, with easy access onto Newport rd, and onto the M4.



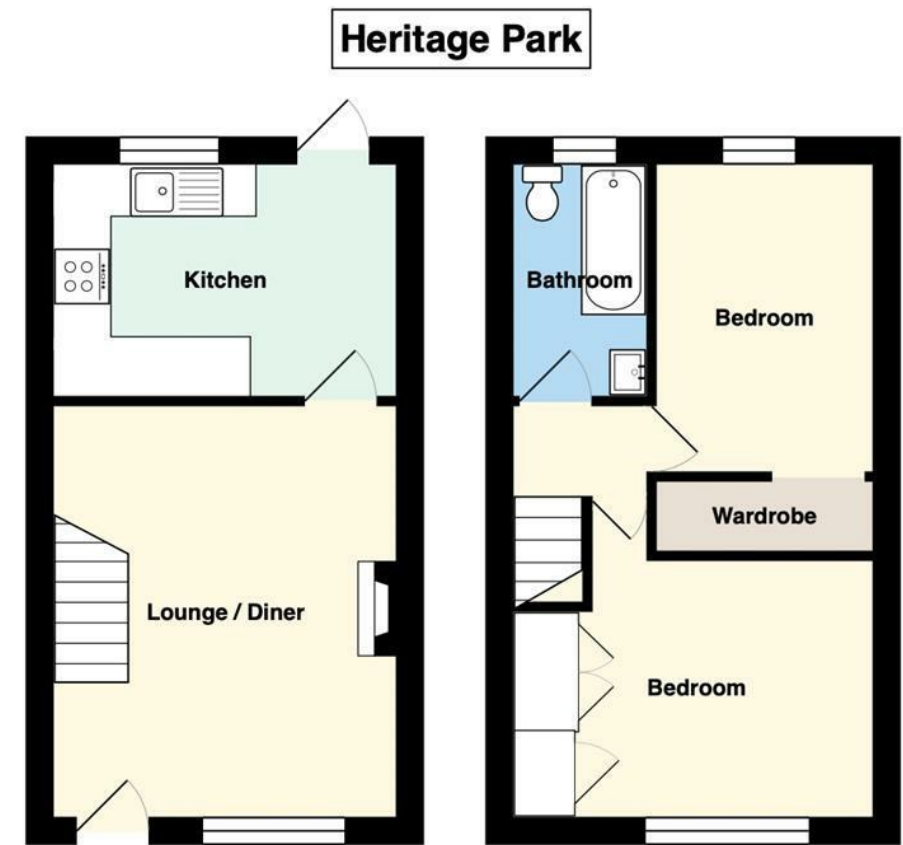
PROPERTY SPECIALIST

Mr Ramzy Bancroft
 Ramzy@jeffreygross.co.uk
 02920 499680
 Branch manager





Heritage Park, St. Mellons, Cardiff



All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(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	