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CARDIFF

VALE

CAERPHILLY

BRISTOL





*A lovely modern home*

Comments by the Homeowner



Comments by Mr Max Tustin



**Property Specialist**

Mr Max Tustin  
Sales Negotiator

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62 Willowbrook Gardens



Total Area: 64.3 m<sup>2</sup> ... 692 ft<sup>2</sup>

All measurements are approximate and for display purposes only





# Willowbrook Gardens

St. Mellons, Cardiff, CF3 0BF

Asking Price

£245,000



3 Bedroom(s)



1 Bathroom(s)



692.00 sq ft



Contact our  
**Penylan Branch**

02920 499680

Nestled in the charming area of Willowbrook Gardens in St. Mellons, Cardiff, this delightful end-terrace house presents an excellent opportunity for families and first-time buyers alike. Spanning a comfortable 692 square feet, the property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest.

The inviting reception room serves as the heart of the home, perfect for entertaining guests or enjoying quiet evenings with family. The property features a well-appointed bathroom, ensuring convenience for all residents.

One of the standout features of this home is the availability of two off-road parking spaces, a rare find in many urban settings, offering both security and ease of access. The semi-detached design enhances the sense of privacy while still fostering a friendly community atmosphere.

Willowbrook Gardens is a sought-after location, known for its peaceful surroundings and proximity to local amenities, schools, and transport links.

With its appealing layout and practical features, this end-terrace house is a wonderful opportunity for those looking to settle in a vibrant and welcoming neighbourhood. Do not miss the chance to make this lovely property your new home.



**Living room 13'8" x 12'9" (4.17 x 3.91)**

My English medium secondary catchment area is  
Eastern High School (year 2024-25)

**Kitchen 6'8" x 11'9" (2.04 x 3.60)**

My Welsh medium primary catchment area is  
Ysgol Pen Y Pil (year 2024-25)

**Hall**

My Welsh medium secondary catchment area is  
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

**W.C**

**Tax band**

D

**Bathroom**

**Tenure**  
Freehold, but this is to be confirmed by your solicitor

**Bedroom one 13'7" x 8'11" (4.15 x 2.74)**

**Bedroom two 5'5" x 9'10" (1.66 x 3.02)**

**Bedroom three**

**Garden**

**Parking**

**School catchment**

My English medium primary catchment area is  
Oakfield Primary School

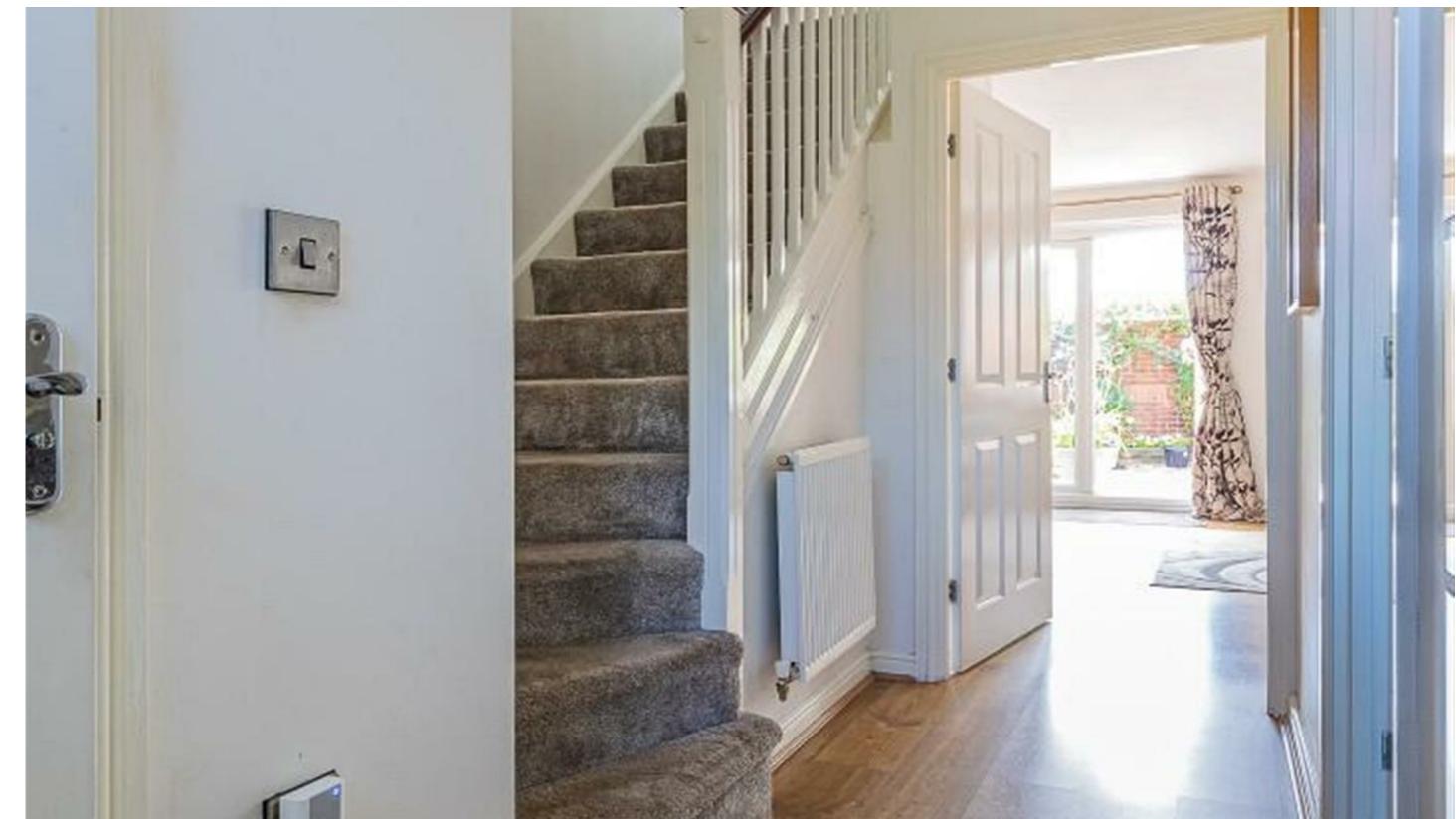
C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-91)	B	80	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

