

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



ASTER CLOSE  
ST. MELLONS



#### ENTRANCE HALL

#### GROUND FLOOR W.C

#### LOUNGE

3.76m x 7.40m (12'4" x 24'3" )

#### OPEN PLAN KITCHEN / DINING ROOM

4.75m x 3.33m (15'7" x 10'11")

#### LANDING

#### BEDROOM ONE

2.75m x 4.16m (9'0" x 13'7" )

#### BEDROOM TWO

2.70m x 3.42m (8'10" x 11'2" )

#### BEDROOM THREE

1.98m x 2.99m (6'5" x 9'9" )

#### BATHROOM

1.95m x 1.73m (6'4" x 5'8" )

#### GARDEN

Large corner plot.

#### DRIVE

Parking for three cars

#### TENURE

Freehold - This is to be confirmed with your legal representative.

#### COUNCIL TAX

Band D

#### ADDITIONAL INFORMATION




Vendor has informed us that - House has undergone complete refurbishment, windows, doors, boiler and replacement and upgraded heating system, replacement kitchen, replacement bathroom suite, complete re-wire, all ceilings skimmed. All skirtings and architrave replaced. All internal doors replaced with Oak throughout. All works completed by May 2022. Boiler has been replaced in 2022 and tested and certified. Loft space partial boarded





## ASTER CLOSE

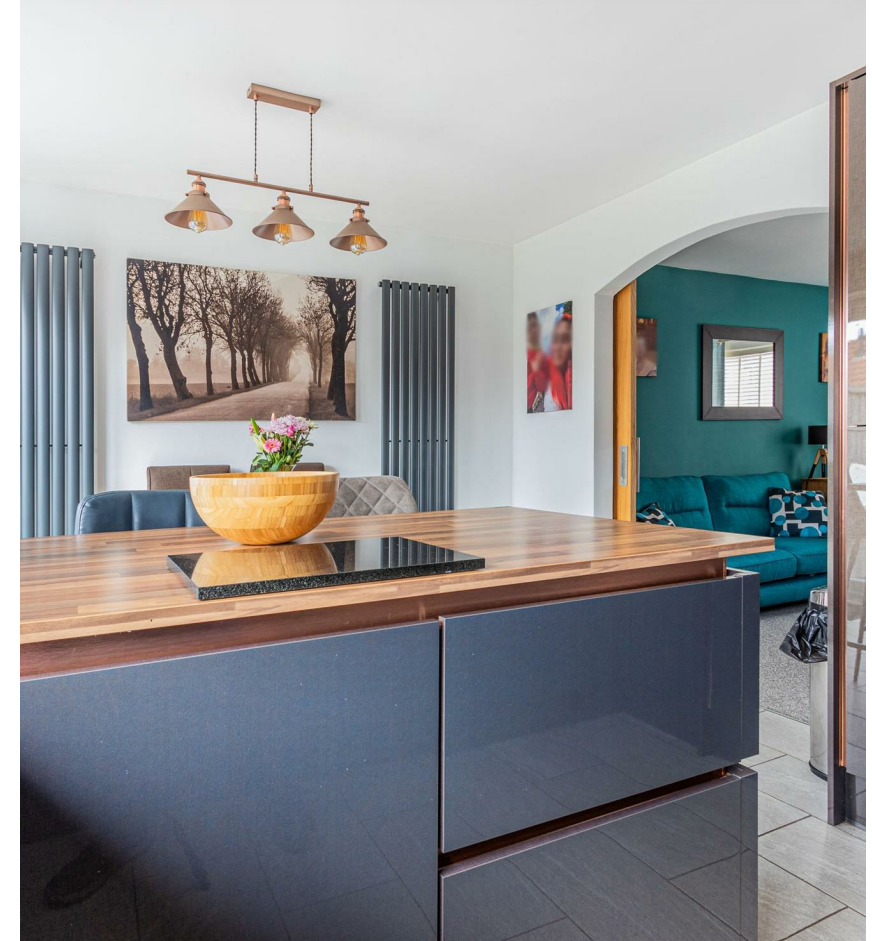
ST. MELLONS, CF3 0JB - £300,000

 3 Bedroom(s)  1 Bathroom(s)  785.48 sq ft

Jeffrey Ross are pleased to bring to the market this beautifully presented three bedroom semi detached home. The property comprises of entrance hall, ground floor W.C, stunning open plan kitchen / diner with French doors onto rear garden, landing, three bedrooms and modern family bathroom. Outside there is a good size, rear garden with large shed with power as well as off road parking for three cars. Situated in a quiet cul sac with short walk to local shops and parks as well as bus routes to Cardiff city centre.

See below JR VR Tour

[https://youriguide.com/11\\_aster\\_cl\\_st\\_mellons\\_crf\\_gb](https://youriguide.com/11_aster_cl_st_mellons_crf_gb)



### PROPERTY SPECIALIST

Mrs Amanda Trinder  
amanda@jeffreyross.co.uk  
Senior valuer

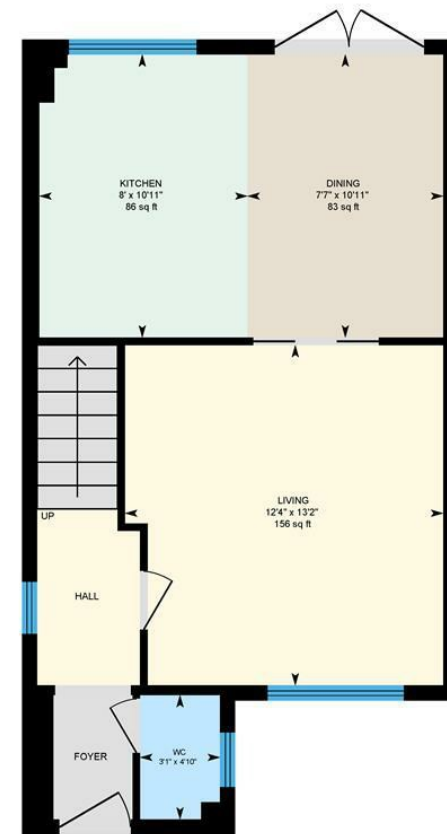




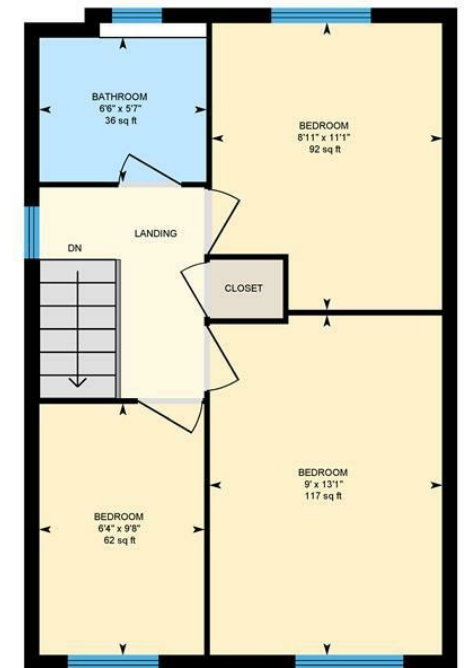
Aster Close, St Mellons Cardiff

### Aster CI, St. Mellons, CRF

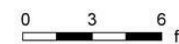
Main Building: Total Interior Area 792.94 sq ft



Ground Floor



1st Floor



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.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	