



48 Page Drive, Cardiff, CF24 2TU

Price £390,000

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A Rare Opportunity in Page Drive, Cardiff

Welcome to this wonderfully appointed four-bedroom detached family home on the quiet, sought-after Page Drive, CF24. Ideal for growing families, home-workers, or those looking to generate extra income through short-term lets, this home offers a superb blend of space, functionality, and versatility.

With a converted garage featuring its own en-suite and private access, a beautifully landscaped rear garden, ample off-street parking, and close proximity to shops, schools and transport links – this home ticks all the boxes.

Entrance and First Impressions

As you approach the property, you're greeted by an attractive frontage – a neatly trimmed hedge, mature shrubs, and a generously sized tarmac driveway with space for multiple vehicles. The driveway also features a fitted electric vehicle charging point, future-proofing the home for environmentally conscious buyers.

Step inside through a modern composite front door into a bright and spacious entrance hall, tastefully finished with quality wood flooring and elegant radiators. This hallway sets the tone for the rest of the house – clean lines, plenty of light, and well-considered finishes throughout.

Ground Floor: Designed for Modern Living

The ground floor offers a seamless flow from one living area to another. The main lounge, positioned at the front of the home, enjoys an abundance of natural light from the large bay window. Wooden flooring and subtle décor create a calming space perfect for unwinding or entertaining.

From here, move through to the separate dining room, a great space for family meals or hosting friends. Sliding patio doors open directly onto the garden patio, making this an excellent spot for summer dining or just enjoying the outdoors from the comfort of your own home.

The kitchen/breakfast room is both stylish and practical. Fitted with high-end Smeg appliances, light-coloured cabinetry, and a practical breakfast bar, it offers plenty of space for cooking and casual dining. The adjacent utility room adds practicality, with space for washing appliances and direct access to the rear garden – ideal for keeping everyday mess out of sight.

A handy cloakroom completes the ground floor layout, fitted with a WC and wash basin – a thoughtful addition for guests or busy households.

First Floor: Comfortable Family Accommodation

Upstairs, a spacious landing leads to three well-sized bedrooms and the family bathroom. The master bedroom, located at the front, features another large bay window and built-in wardrobes, offering generous storage. It also benefits from its own private en-suite shower room, creating a peaceful retreat from the rest of the house.

Bedroom Two overlooks the tranquil rear garden and is comfortably sized, while Bedroom Three makes an excellent nursery, study or child's bedroom. These two bedrooms are served by the family bathroom, neatly fitted with a three-piece suite and finished in neutral tones for easy maintenance.

Versatile Converted Garage – Ideal for Airbnb

One of this property's most exciting features is the converted garage, now transformed into a fourth bedroom or self-contained guest suite. Accessible via its own private external entrance and fitted with a modern en-suite shower room, this space is perfect for visiting relatives, adult children, or those looking to generate additional income through Airbnb or short-term letting.

For added flexibility and security, there is a lockable internal door between the main house and the converted garage, offering privacy when needed, or seamless integration when used as part of the family home.

Outdoor Space That Delivers

The rear garden is a true highlight of the property. Designed for both relaxation and entertainment, it features a slate-paved patio ideal for al fresco dining, a neatly maintained lawn, and even a picturesque pond, which adds a tranquil charm.

Fully enclosed by fencing and well-kept shrubs, the garden offers complete privacy – a perfect outdoor haven for children, pets, or simply unwinding after a long day.

Prime Location with Excellent Amenities

Page Drive enjoys a prime residential location with a wealth of local amenities within easy reach. Families will appreciate having both Nestlings Nursery and Buttercups Day Nursery nearby, along with a choice of local schools.

Everyday convenience is taken care of with Sainsbury's, ALDI, Morrisons, and Lidl all within a short drive. You'll also find a variety of takeaways and popular fast-food chains nearby, offering quick and easy dining options.

Fitness centres and gyms are plentiful in the area, making it easy to maintain an active lifestyle without travelling far.

Connected for City Living

Despite the quiet residential setting, this home is exceptionally well connected. Multiple bus stops are just a short walk away, providing fast and frequent links to Cardiff city centre and beyond.

If you commute by rail, Crwys Road station is under 3km away, giving you access to the city, university areas and wider South Wales region. For those needing motorway access, the A48 and M4 are easily reached.

Summary

This detached four-bedroom home in Page Drive offers a unique combination of modern family living and long-term investment potential. The converted garage suite is perfect for flexible living or short-term lets, and the location is hard to beat – offering tranquillity without sacrificing convenience.

Whether you're searching for a spacious family home, planning to host Airbnb guests, or simply want a property that offers both

lifestyle and value, this could be the perfect match.

Contact us today at Harry Harper Sales & Lettings to arrange your viewing. Homes in this location, with this level of versatility, rarely stay available for long.

Council Tax

Band E.

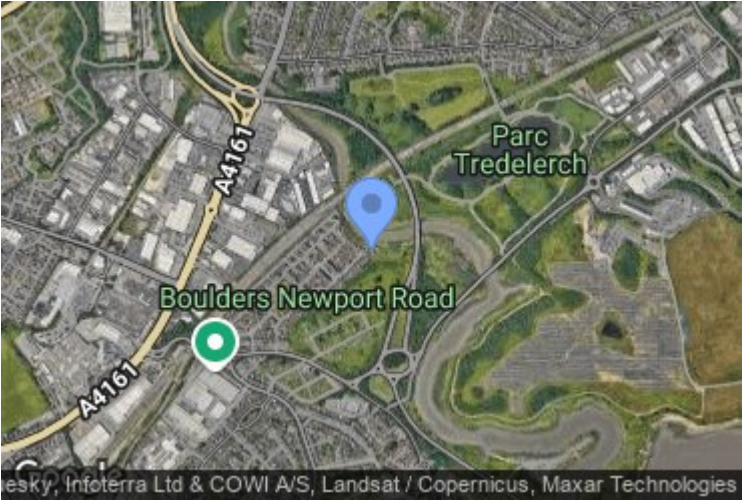
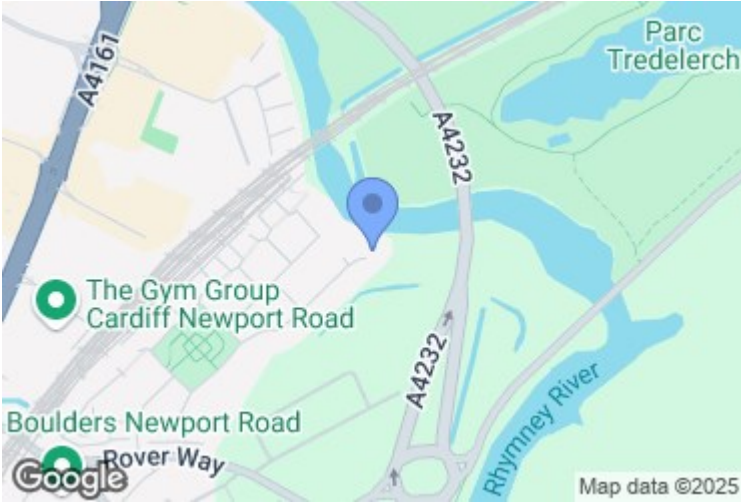
Tenure

We have been advised by the Vendor that the property is FREEHOLD. The property is currently tenanted at £1,850.00 per month, but tenants are due to vacate the property July 2025.

Please Note

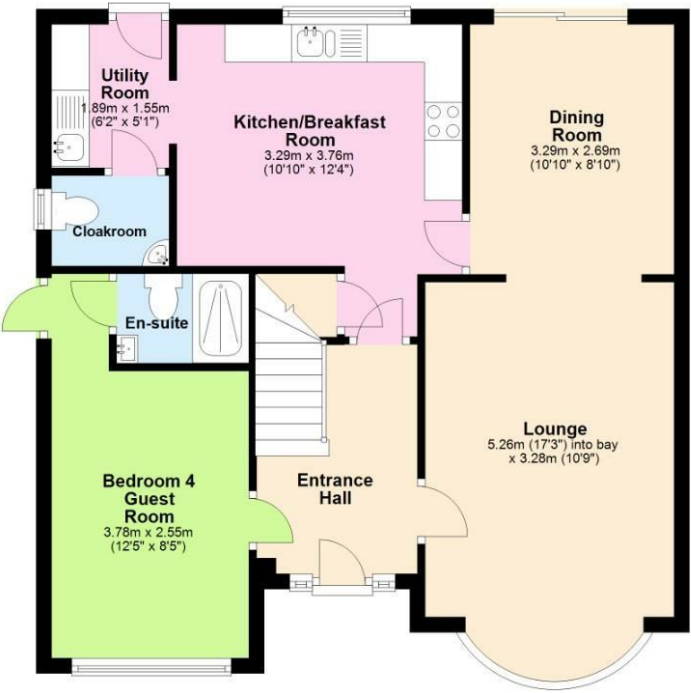
All buyers are required to complete a digital Anti-Money Laundering (AML) check via MoveButler as part of the legal compliance process. This is a mandatory requirement, and a £20 fee per person is payable directly to MoveButler. The purchase cannot proceed without successful completion of this check.





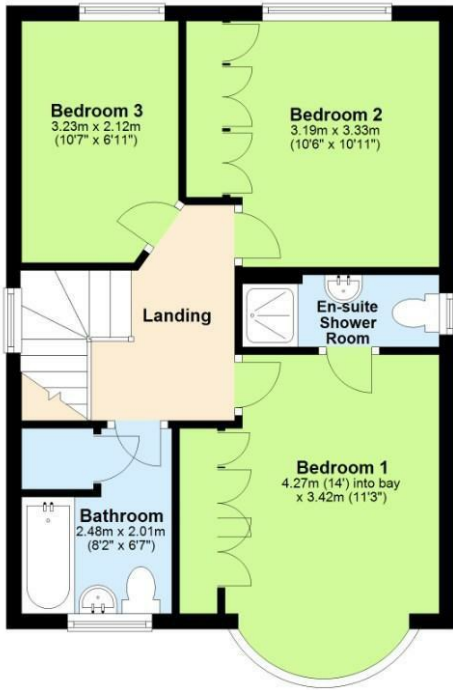
Ground Floor

Approx. 64.3 sq. metres (691.6 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.0 sq. feet)



Total area: approx. 107.8 sq. metres (1160.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicants have not been tested no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(29-34) E			
(21-28) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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