



49 Spencer David Way, Cardiff, CF3 0QB

£1,600 PCM



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Prime St. Mellons Location

Located in the well-established and desirable suburb of St. Mellons, this four-bedroom detached family home offers a perfect balance of suburban living with excellent access to Cardiff city centre, Newport and the M4 corridor. With local parks, schools, supermarkets and public transport all nearby, it's a location that continues to attract families and professionals alike.

Spacious Ground Floor Layout

The ground floor provides generous living space, starting with a welcoming entrance hall that leads into a bright and expansive lounge – a perfect space for relaxing or entertaining. The second reception room is ideal for use as a formal dining room, home office or playroom, offering real flexibility depending on your needs.

Kitchen & Family Living

The standout feature of the ground floor is the open-plan kitchen and breakfast room, offering ample room for cooking and dining together. With fitted units, integrated appliances, and a breakfast bar area, it's a natural hub for family life. A ground floor cloakroom adds extra convenience for guests and family alike.

First Floor – Four Bedrooms & Two Bathrooms

Upstairs you'll find four well-proportioned bedrooms. The principal bedroom boasts its own en-suite shower room, while the remaining three bedrooms are served by a modern family bathroom. Whether you're a growing family or need extra space for guests or working from home, this layout supports a range of lifestyles.

Gardens, Parking & More

Externally, the property features a neat front gravel area and an enclosed rear garden – ideal for children playing safely or enjoying summer barbecues. A driveway provides off-road parking for two vehicles, and there's an integrated garage for further storage or additional parking.

Well-Maintained & Energy Efficient

The home benefits from gas central heating and UPVC double

glazing throughout, helping to ensure comfort and energy efficiency year-round.

A Home That Has It All

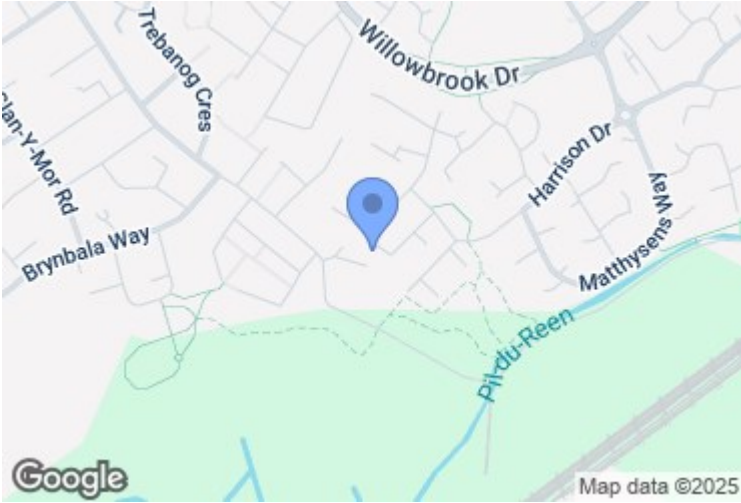
This is an ideal family home that offers space, practicality, and a sought-after location. Rarely do homes of this calibre become available in this part of Cardiff – especially with such generous accommodation and outdoor space.

Don't miss the opportunity to rent a property that truly ticks all the boxes. Contact Harry Harper Sales & Lettings to arrange your viewing.

Council Tax

Band F





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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