



Heol Muston, Cardiff, CF5

Fixed Price **£200,000**

Heol Muston

Cardiff, Cardiff

South-facing GARDEN, off-road PARKING and spacious living areas in a prime spot near schools, shops and transport. Offered with NO CHAIN, this practical home sits close to parks and leisure facilities – ideal for families and commuters seeking convenience.

Council Tax band: B

Tenure: Freehold

- Off-road parking for one car offering everyday convenience
- Well-arranged ground floor with dining and living room
- South-facing rear garden with patio, lawn and mature hedging
- Practical kitchen with generous worktop and storage areas
- Three well-proportioned bedrooms with built-in storage
- Modern shower room plus separate first-floor WC
- Energy-efficient double glazing and gas central heating
- Close to Herbert Thompson Primary and Millbank Primary
- Walking distance to Waun-gron Park Train Station and key bus routes
- Near ALDI, Farmfoods, Don Don Yatai, Trelai Park and Western Leisure Centre





A Well-Located Three-Bedroom Terrace Offering Practical Living in CF5 — No Onward Chain

Set within the popular residential area of Ely, this three-bedroom terraced home at Heol Muston presents an excellent opportunity for a range of buyers, including families, young professionals and first-time purchasers seeking a practical and well-connected home in Cardiff. **Offered with no onward chain, the property provides a straightforward and efficient purchase process, with the potential for faster completion.**

The accommodation is well-proportioned and functional throughout, and while the décor would benefit from some updating—including new carpets and fresh painting—the home represents a fantastic blank canvas for buyers wishing to add their own style.

The property has been through probate, and while certain solicitor enquiries may be limited as a result, the home benefits from an up-to-date Electrical Installation Condition Report (EICR) and a current gas safety certificate, both available for inspection.

Inviting Entrance and Flowing Ground Floor Layout

Upon entering the home, the entrance hall offers a welcoming introduction and leads into a well-planned ground floor. The layout has been designed to support everyday living, with clearly defined yet connected spaces that work well for families and anyone seeking flexible accommodation.

To the rear, the kitchen measures 2.47m x 3.06m and provides ample worktop surfaces and cupboard storage. Its practical design suits regular meal preparation and day-to-day convenience. With some light updating, this room has the potential to become an attractive, functional heart of the home.



The dining room, measuring 3.55m x 4.09m, offers generous proportions and comfortably accommodates a family dining table or multi-purpose furniture. It naturally flows into the lounge, creating a sociable open-plan environment that enhances the sense of space on the ground floor.

The lounge itself is ideal for relaxation and family time, and with fresh décor and new flooring, it has the potential to become a warm and welcoming living area.

A useful store room completes the ground floor, providing practical additional storage for household essentials.

Comfortable and Well-Proportioned Bedroom Accommodation

The first floor of the property offers three well-sized bedrooms, each with the flexibility to suit differing household needs. Whether for family use, guest accommodation or home working, the rooms provide a strong foundation with scope to enhance through decorative improvements.

Bedroom 1, at 3.34m x 3.92m, includes two built-in cupboards and offers plenty of space for furniture. Bedroom 2, measuring 3.13m x 4.11m, is notably generous and can comfortably serve as a main or large secondary bedroom. Bedroom 3, at 3.57m x 2.36m, with its own cupboard, is perfectly suited as a single bedroom, study, nursery or workspace.

As with the ground floor, a light decorative refresh—such as repainting and new carpeting—would easily elevate these rooms and allow buyers to tailor the home to their own tastes.

Supporting the bedrooms are a modern shower room and a separate WC, adding convenience for busy households.





Appealing South-Facing Garden and Outdoor Space

Externally, the home presents well with its classic red brick façade and white double-glazed windows. The front garden has a neatly gravelled raised planter, offering a low-maintenance and tidy approach. Concrete steps leading towards the front door and a concrete driveway – all with gated access.

The south-facing rear garden is one of the standout features of the property. Benefitting from sun throughout the day, it offers a well-balanced combination of a paved patio, ideal for outdoor dining or seating, and a lawned area perfect for children, pets or light gardening. Mature hedging and wooden fencing create privacy and a pleasant sense of enclosure.

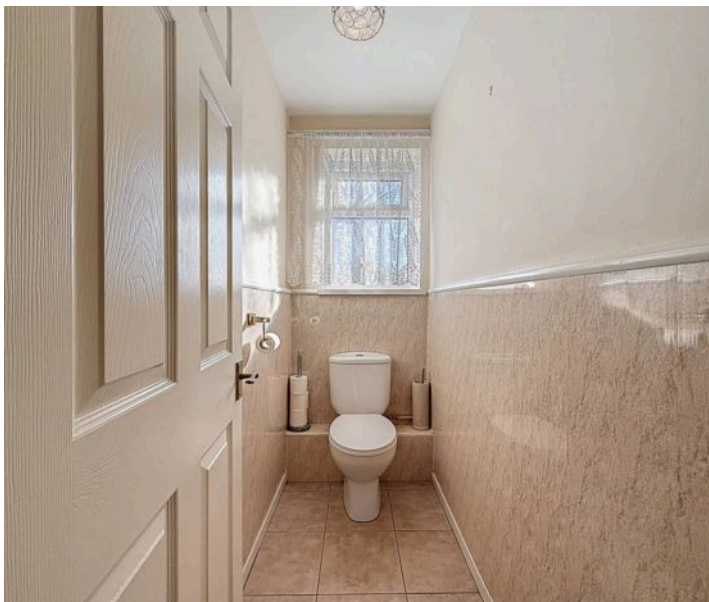
For buyers who value outdoor space, the garden offers immediate usability with potential for personalised landscaping if desired.

Convenient Location Close to Local Amenities, Schools and Transport Links

The property enjoys an excellent location with a broad range of amenities nearby. Families benefit from the close proximity to Herbert Thompson Primary School, just 295 metres away, and Millbank Primary School, also within walking distance.

Commuting is made easy with Waun-gron Park Train Station around 15 minutes on foot, offering connections into Cardiff Central. Reliable bus routes run throughout the area, linking the property to the city centre, Canton and wider Cardiff.

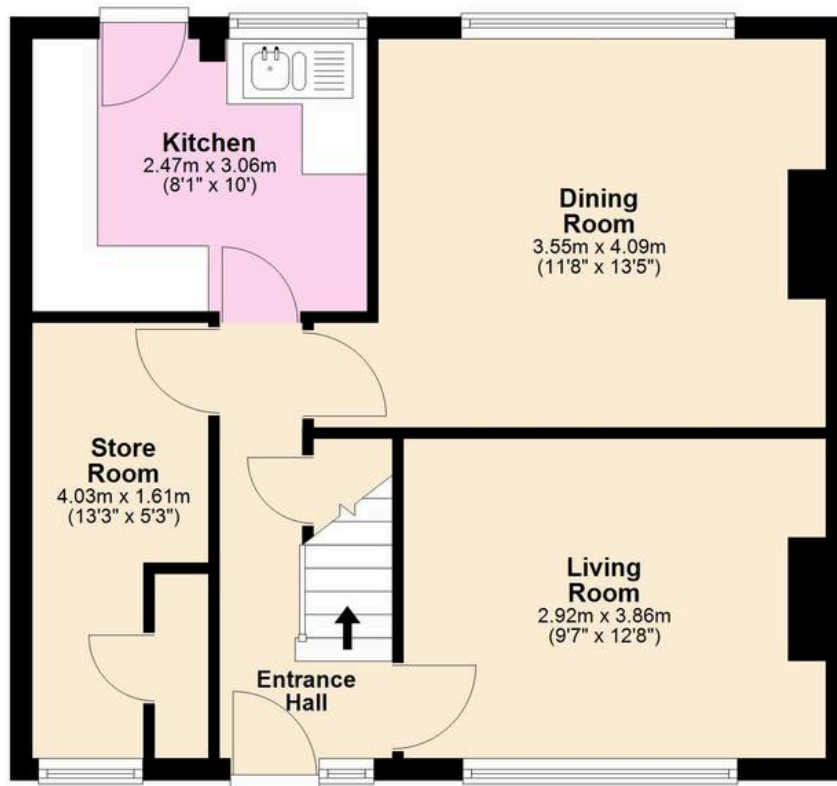
Local shopping is straightforward with ALDI and Farmfoods Ltd in the vicinity, offering convenient access to groceries and essentials. The nearby Don Don Yatai Japanese restaurant adds great dining variety within only 250 metres.





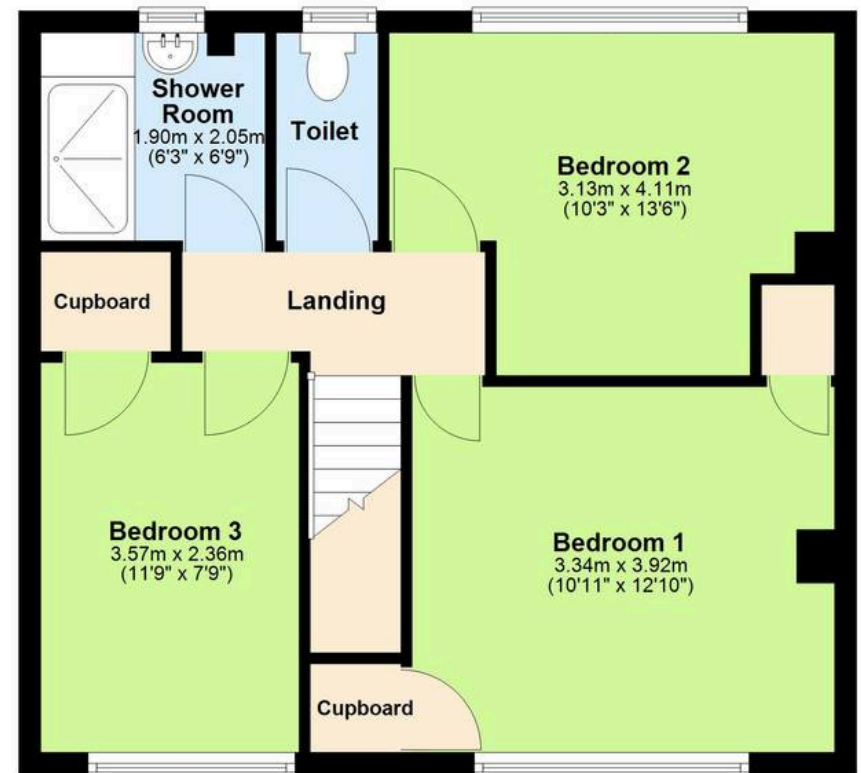
Ground Floor

Approx. 47.7 sq. metres (512.9 sq. feet)



First Floor

Approx. 47.9 sq. metres (515.5 sq. feet)



Total area: approx. 95.5 sq. metres (1028.4 sq. feet)



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