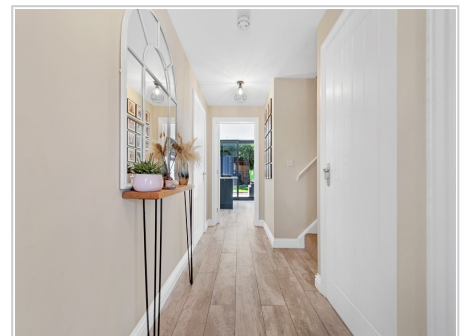


James Court
St
Mellons
Cardiff
CF3

£375,000



- FOUR Bedroom Detached Family Home
- Cul-De-Sac Location
- Beautifully Presented + Fully Renovated
- Open Plan Kitchen With Island
- Multi Panel Tinted Sliding Doors
- Enclosed Rear South Facing Garden With Porcelain Tiles + Astro Turf Lawn
- The Perfect Family Home!
- EPC Rating: TBC
- COUNCIL TAX BAND: F

Ref: PRA12048

General Description

Situated in the popular and well-established area of St Mellons, this beautifully presented and fully renovated four-bedroom detached family home offers the perfect blend of style, comfort, and practicality. Designed with families in mind, the property boasts a stunning open-plan kitchen that effortlessly combines contemporary living with functionality. This desirable space features full-width sliding doors that open out onto a fully enclosed rear garden, beautifully finished with sleek porcelain tiles and a low-maintenance astro turf lawn — perfect for family life and entertaining.

Inside, the home offers four generously sized modern bedrooms, including a spacious principal bedroom complete with a modern en-suite, in addition to a stylish family bathroom.

Located just a short walk from reputable primary schools and a high school, local shops and with a convenient bus stop at the end of the street providing direct access to Cardiff City Centre, this home ticks all the boxes for families looking to settle in a well-connected and welcoming neighbourhood.

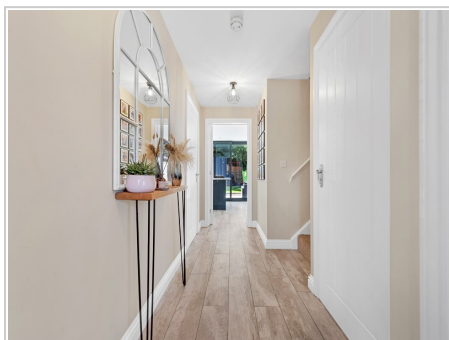
Don't miss your chance to view this exceptional property — call us today to book your viewing.

Accommodation



Front

Concrete paved driveway providing off road parking, laid to lawn with decorative shrubs.



Entrance Hall

Entered via front door leading into entrance hall, tiled flooring, painted walls and ceiling.



Home office

Window to front aspect, painted walls and ceiling, solid wood flooring, radiator.



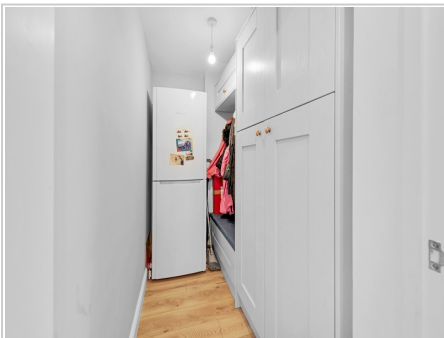
Second Reception Room

Window to front aspect, painted walls and ceiling, laminate flooring, radiator.



Ground Floor WC

Close couple WC, pedestal wash hand basin with mixer tap and tiled splashback, painted walls with feature wall, painted ceiling, vinyl flooring, radiator.



Utility Room

Built in storage cupboards, space for fridge freezer, painted walls and ceiling, laminate flooring.



Open Plan Living/Dining/Kitchen



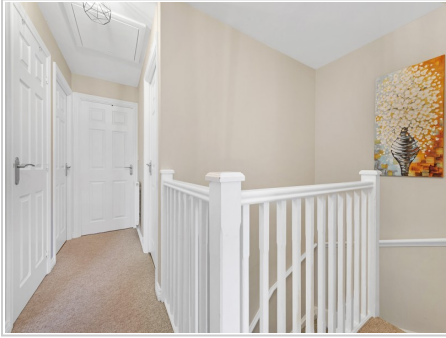
Kitchen

Kitchen fitted with range of wall and base units, integrated double oven, dishwasher and fridge freezer, composite sink with mixer tap set upon compliment work surfaces, fitted gas hob with glass splash back and extractor fan set above, island with further storage and work surface continued, tiled flooring, painted walls and ceiling with recessed spotlights, triple sliding doors with tinted glass.



Living Area

Tiled flooring continued from kitchen, painted walls and ceiling with modern light fitting, feature panelled wall, radiator.



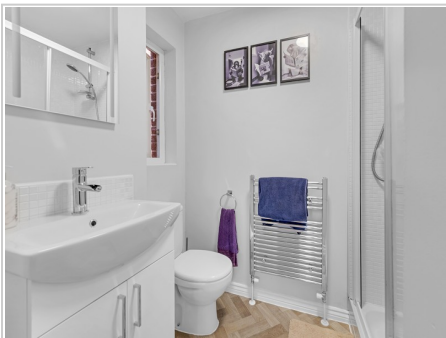
Landing

Painted walls and ceiling, carpet flooring, loft access, doors leading to all rooms.



Bedroom 1

Window to front aspect, solid wood flooring, painted walls and ceiling, radiator



En Suite

Close couple WC, vanity wash hand basin with mixer tap, fitted walk in shower cubicle with wall mounted mains operated shower and tiled splash surround, painted walls and ceiling, extractor fan, heated towel rail, glazed window to side aspect, vinyl flooring.



Bedroom 2

Window to rear aspect, painted walls and ceiling, carpet flooring, radiator.



Bedroom 3

Window to rear aspect, painted walls and ceiling, carpet flooring, radiator.



Bedroom 4

Window to front aspect, painted walls and ceiling, solid wood flooring, radiator.



Bathroom

Fitted panelled bath with mixer tap and wall mounted mains operated shower, complimenting fitted glass screen, tiles to surround, close couple WC, vanity wash hand basin with mixer tap with tiled splash backs, painted walls and ceiling, vinyl flooring, glazed window to side aspect.



Enclosed Garden

Porcelain tiled patio area with low level step up to astro turf lawn with sleepers to boarder with decorative shrubs side gate providing side access.

Services

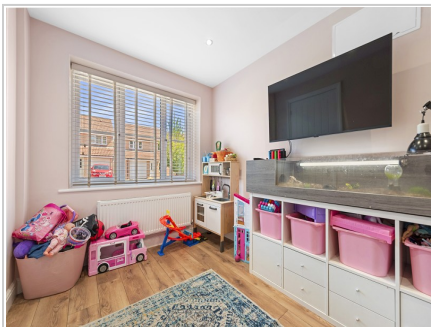
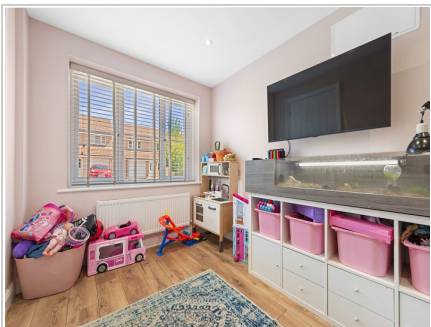
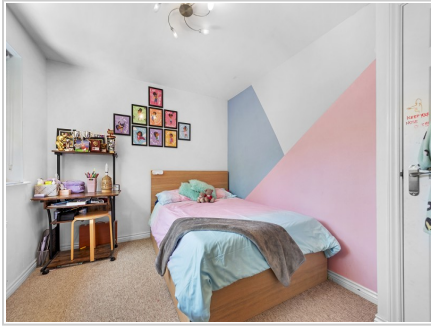
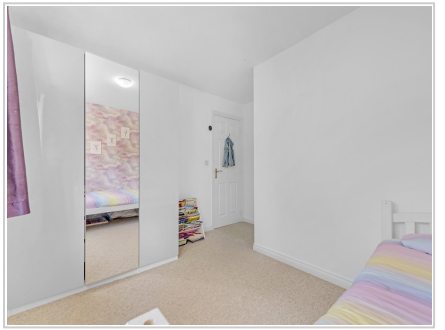
Mains electricity, mains water, mains gas, mains drainage

Tenure

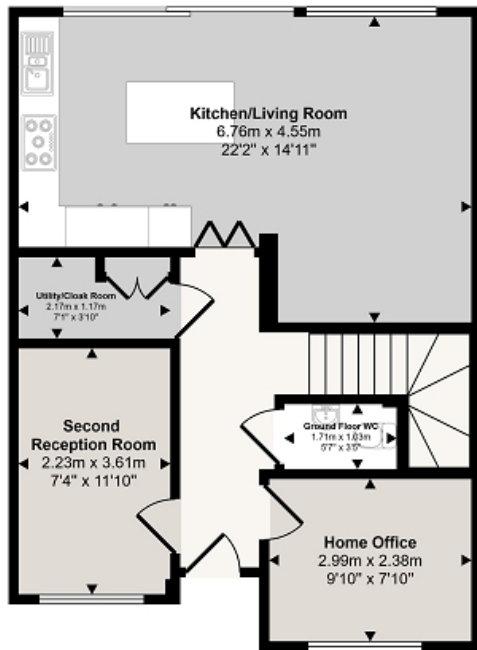
We are informed that the tenure is freehold.

Council Tax

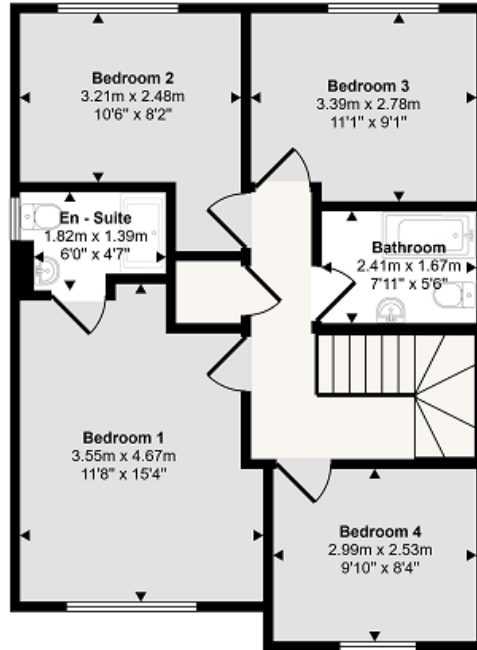
Band F



Approx Gross Internal Area
119 sq m / 1276 sq ft



Ground Floor
Approx 59 sq m / 631 sq ft



First Floor
Approx 60 sq m / 644 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.