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CARDIFF VALE CAERPHILLY BRISTOL



Harrison Drive

ST. MELLONS



This is a fantastic family home that combines versatile living space with stylish modern improvements. The garage conversion adds valuable flexibility, while the beautifully landscaped garden creates a wonderful setting for both relaxation and entertaining. Situated in the popular St. Mellons area, this property offers comfort, practicality, and a lifestyle that will appeal to a wide range of buyers.

Comments by Mr Max Tustin



Property Specialist

Mr Max Tustin

Sales Negotiator

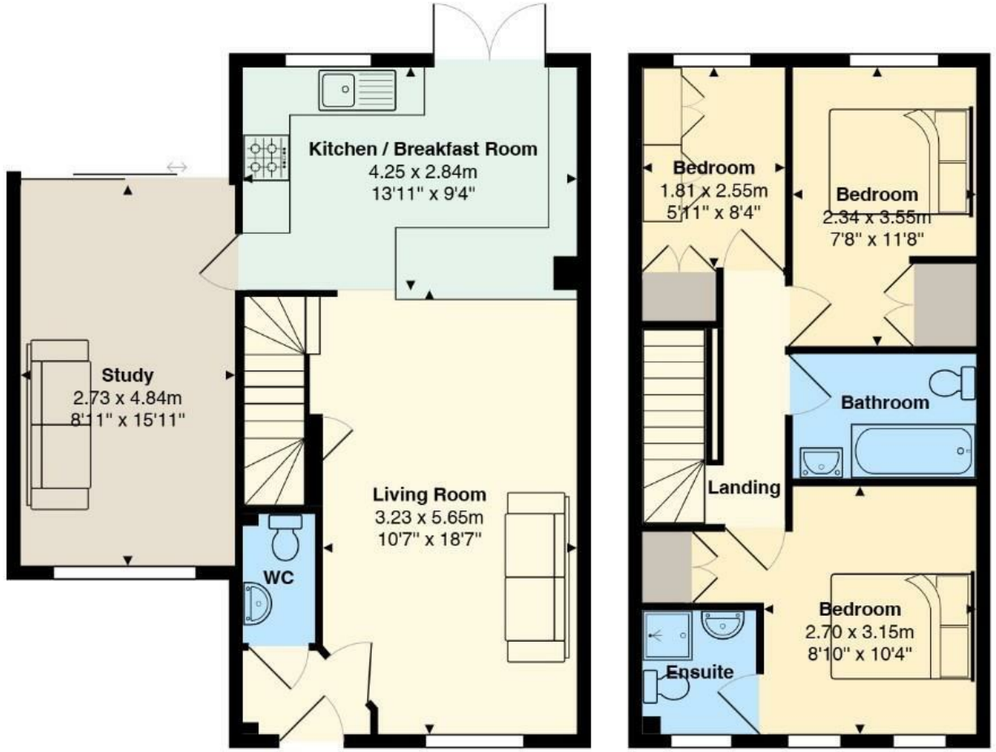
max@jeffreyross.co.uk

I love that my property is not over looked by any neighbouring property . The house is situated off the main road on a shared drive of 5 houses leading to a private drive. It has a good bus service close by and the A48 and motorway is close and easily accessible. Hendre lake is within a 2 min walk.

Comments by the Homeowner



Harrison Drive

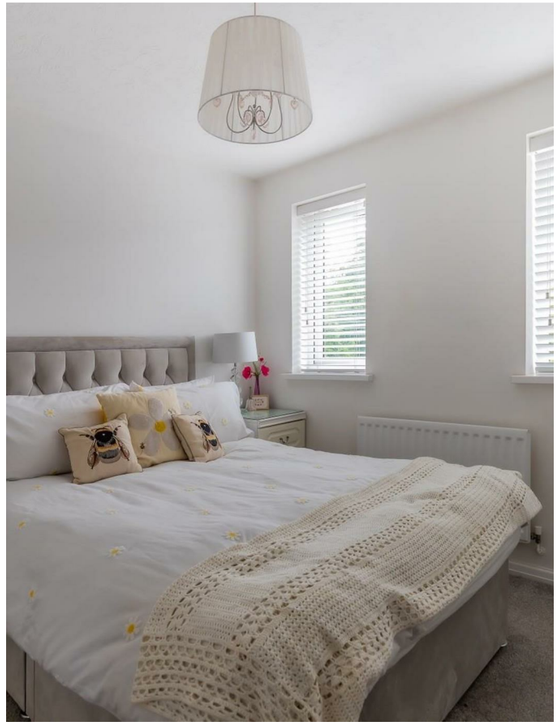


Total Area: 85.9 m² ... 924 ft²

All measurements are approximate and for display purposes only









Harrison Drive

St. Mellons, Cardiff, CF3 0NU

Offers Over

£300,000

3 Bedroom(s) | 2 Bathroom(s) | 924.00 sq ft



Contact our

Penylan Branch

02920 499680

Nestled in the charming area of Harrison Drive, St. Mellons, Cardiff, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and modern living. The property boasts a spacious garage conversion, providing additional living space that can be tailored to your needs, whether as a home office, playroom, or guest accommodation.

The recently landscaped garden is a standout feature, providing a serene outdoor space ideal for relaxation or entertaining guests. With two well-appointed bathrooms, this home ensures convenience for families or those who enjoy hosting.

This property is not just a house; it is a welcoming home that promises a wonderful lifestyle in a sought-after location. Don't miss the opportunity to make it yours.





Living room 10'7" x 18'6" (3.23 x 5.65)

W.C

Kitchen/Breakfast room 13'11" x 9'3" (4.25 x 2.84)

Study 8'11" x 15'10" (2.73 x 4.84)

Landing

Bedroom one 8'10" x 10'4" (2.70 x 3.15)

En suite

Bedroom two 7'8" x 11'7" (2.34 x 3.55)

Bedroom three 5'11" x 8'4" (1.81 x 2.55)

Bathroom

School catchment

English medium primary catchment area is
Meadowlane Primary School

English medium secondary catchment area is
Eastern High School

Welsh medium primary catchment area is
Ysgol Pen Y Pil

Tax band

D

Tenure

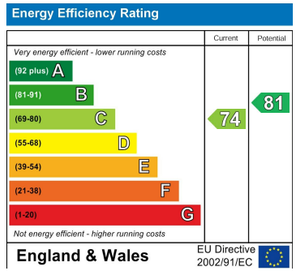
We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.










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
74
81
England & Wales
EU Directive 2002/91/EC



