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CARDIFF

VALE

CAERPHILLY

BRISTOL

*Hastings Crescent*

OLD ST. MELLONS



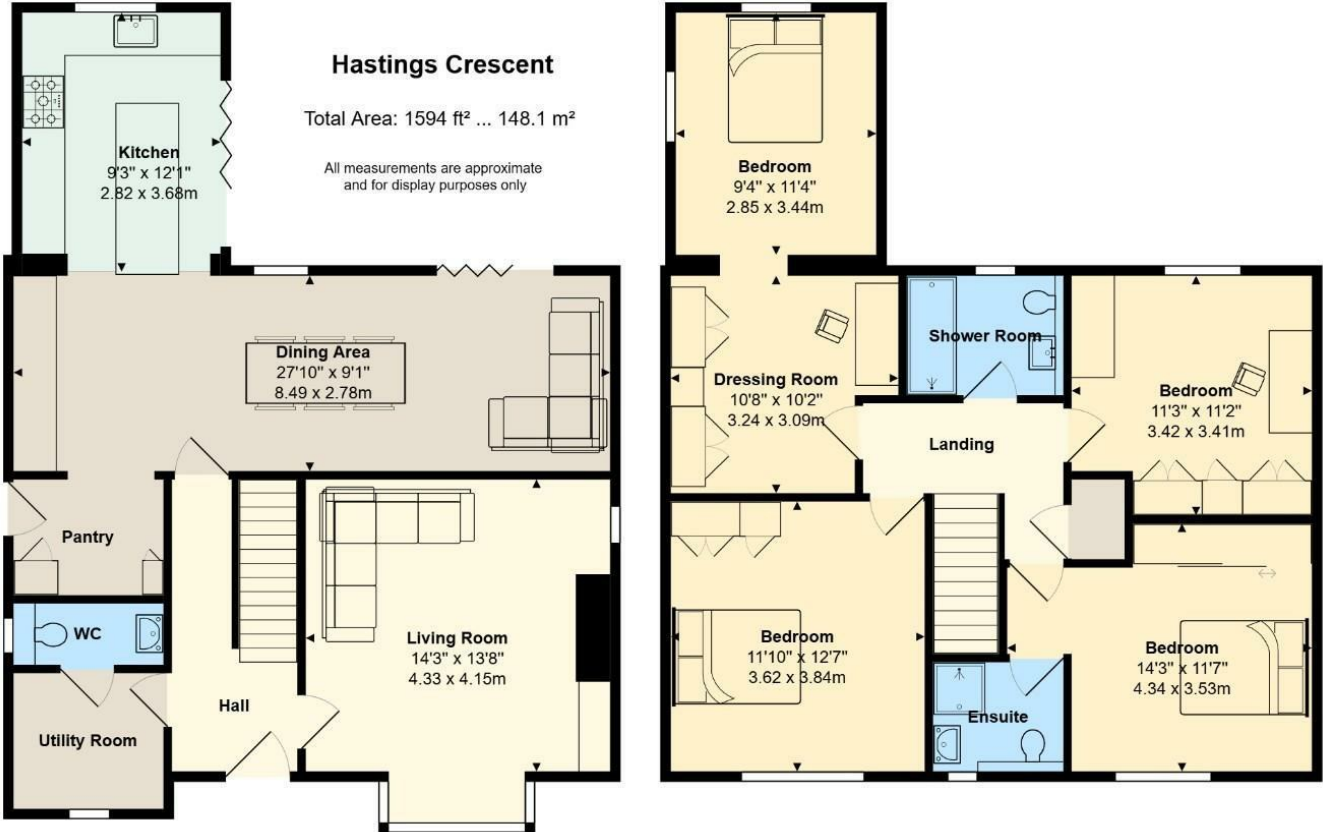


Comments by Mr Elliott Hooper-Nash



**Property Specialist**  
**Mr Elliott Hooper-Nash**  
Director

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*We love living here because it offers the perfect balance of convenience and calm, tucked away in a private spot. The neighbourhood is friendly with genuinely lovely neighbours and It's an ideal place to really enjoy day-to-day living.*

Comments by the Homeowner








# Hastings Crescent

Old St. Mellons, Cardiff, CF3 5DF

Asking Price

£650,000

 4 Bedroom(s)  2 Bathroom(s)  sq ft



Contact our

**Llanishen Branch**

02920 499680

Nestled in the charming area of Hastings Crescent, Old St. Mellons, Cardiff, this splendid four-bedroom detached house offers a perfect blend of modern living and comfort. Recently renovated throughout, the property boasts a fresh and inviting atmosphere, making it an ideal family home.

Upon entering, you are greeted by the spacious reception room that provide ample space for relaxation and entertaining guests. The heart of the home is the open plan kitchen and dining room, which is designed to foster a warm and sociable environment. This contemporary space is perfect for family gatherings and dinner parties alike.

The property features four well-proportioned bedrooms, ensuring that there is plenty of room for family members or guests. The two bathrooms are thoughtfully designed, providing convenience and privacy for all. Additionally, the utility room and downstairs toilet add to the practicality of the home, making daily living effortless.

For those with vehicles or hobbies, the double garage offers generous storage space and secure parking. The outdoor area complements the property beautifully, providing a lovely setting for outdoor activities or simply enjoying the fresh air.

This delightful home in Old St. Mellons is not just a property; it is a lifestyle choice, offering comfort, space, and modern amenities in a desirable location. Whether you are looking to settle down or seeking a family-friendly environment, this house is sure to meet your needs. Do not miss the opportunity to make this wonderful property your new home.





Living Room 14'2" x 13'7" (4.33m x 4.15m)

Dining Area 27'10" x 9'1" (8.49m x 2.78m)

Kitchen 9'3" x 12'0" (2.82m x 3.68m)

Bedroom One 9'4" x 11'3" (2.85m x 3.44m)

Dressing Room 10'7" x 10'1" (3.24m x 3.09m)

Bedroom Two 14'2" x 11'6" (4.34m x 3.53m)

Bedroom Three 11'10" x 12'7" (3.62m x 3.84m)

Bedroom Four 11'2" x 11'2" (3.42m x 3.41m )

School Catchment

My English medium primary catchment area is

Pen-Y-Bryn Primary School  
Old St Mellons COMMUNITY

Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established.

My English medium secondary catchment area is Eastern High School

My Welsh medium primary catchment area is Ysgol Bro Einwg  
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Edern

EPC  
D

Tax Band  
F

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

C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 