



HASTINGS CRESCENT

OLD ST. MELLONS

Love You Do





## HASTINGS CRESCENT

OLD ST. MELLONS, CF3 5DF - ASKING PRICE £650,000



4 bedroom(s)



2 bathroom(s)



sq ft

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.

### PROPERTY SPECIALIST

**Mr Elliott Hooper-Nash**

[Elliott@jeffreygross.co.uk](mailto:Elliott@jeffreygross.co.uk)

02920 499680


Director







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</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 	















**LIVING ROOM**

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

**DINING AREA**

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

**KITCHEN**

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

**BEDROOM ONE**

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

**DRESSING ROOM**

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

**BEDROOM TWO**

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

**BEDROOM THREE**

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

**BEDROOM FOUR**

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

**SCHOOL CATCHMENT**

My English medium primary catchment area is

Pen-Y-Bryn Primary School

Old St Mellons COMMUNITY

Note - Howrdian 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 Eirwg

Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howrdian Primary  
nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau

My Welsh medium secondary catchment area is

Ysgol Gyfun Gymraeg Bro Eder

**EPC**

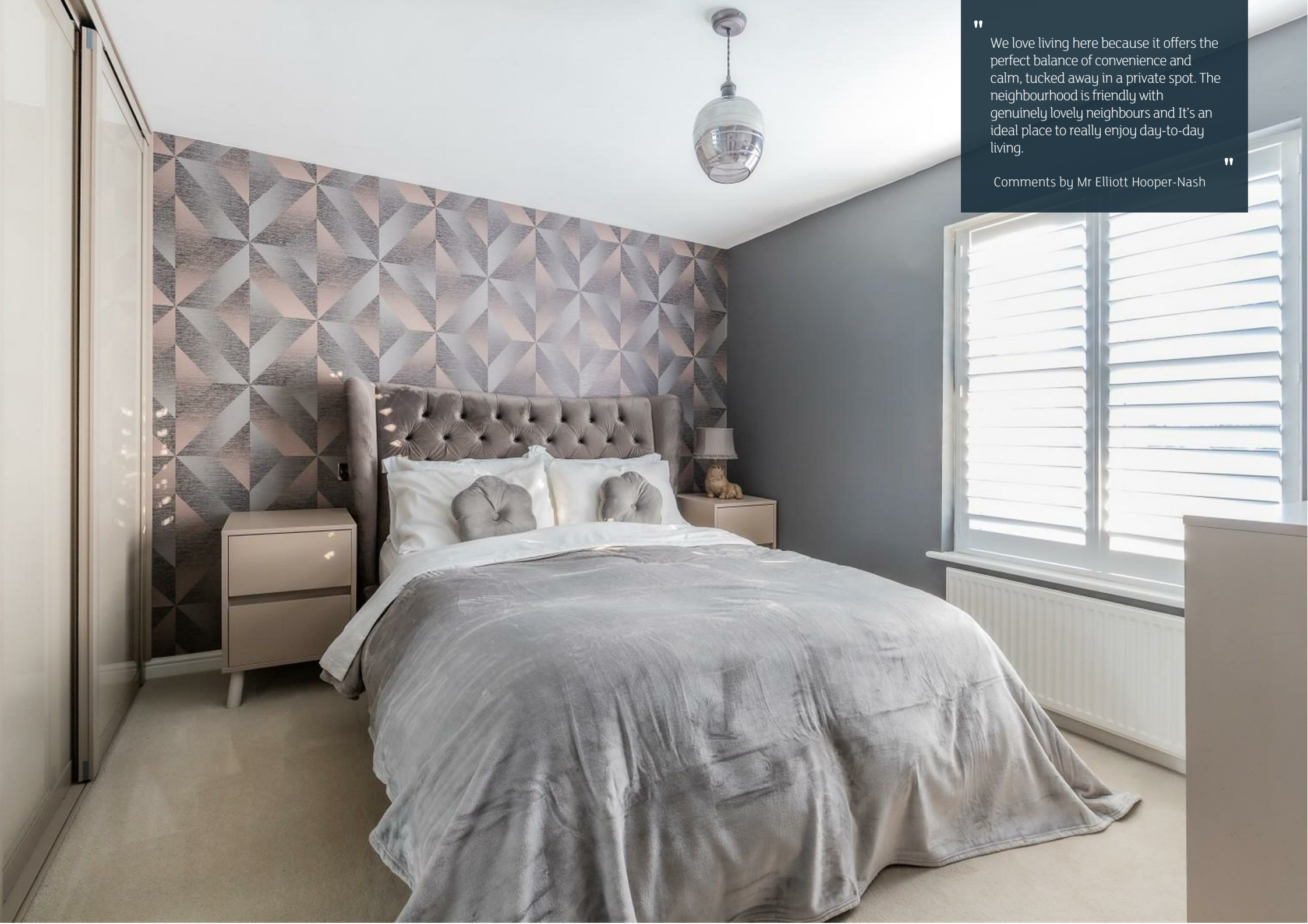
D

**TAX BAND**

F

**TENURE**

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



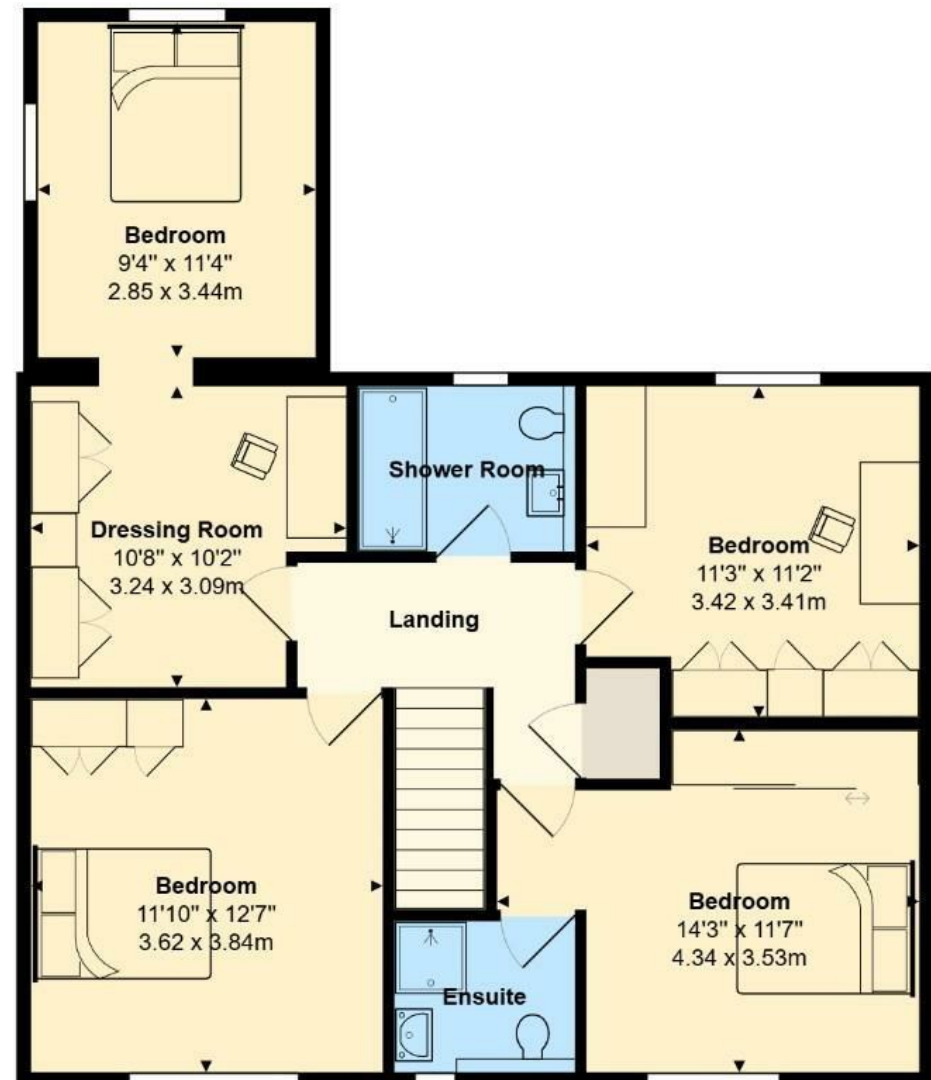
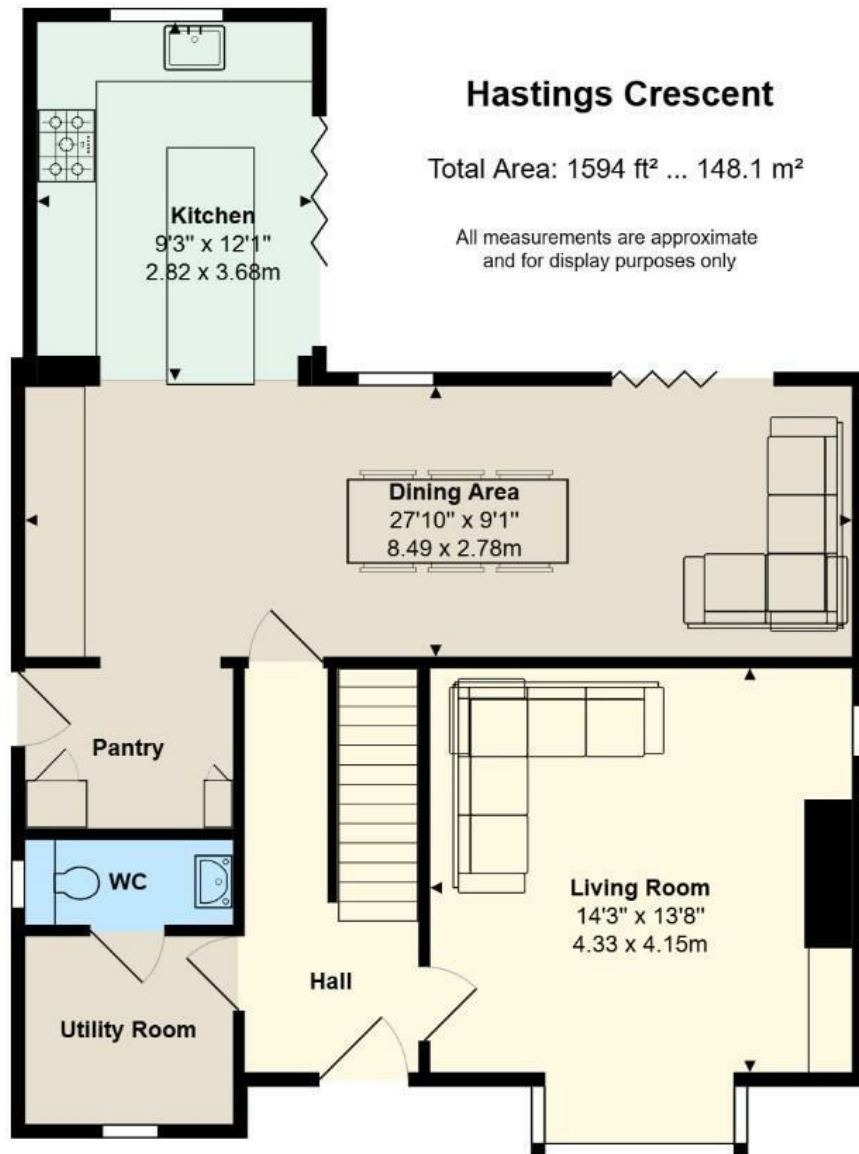
" We love living here because it offers the perfect balance of convenience and calm, tucked away in a private spot. The neighbourhood is friendly with genuinely lovely neighbours and It's an ideal place to really enjoy day-to-day living.

Comments by Mr Elliott Hooper-Nash

## Hastings Crescent

Total Area: 1594 ft<sup>2</sup> ... 148.1 m<sup>2</sup>

All measurements are approximate  
and for display purposes only



[www.jeffreyross.co.uk](http://www.jeffreyross.co.uk)

Jeffrey Ross