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CARDIFF

VALE

CAERPHILLY

BRISTOL

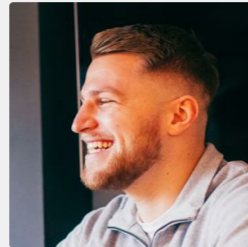
Began Road

OLD ST. MELLONS



This charming three-bedroom semi-detached home in sought-after Old St. Mellons offers a perfect mix of comfort and convenience. The spacious living areas and welcoming feel make it ideal for family life. With a lovely park and St John's Private School just a short walk away, the location is fantastic. Great access to local amenities and the M4/A48 completes this wonderful home.

Comments by Mr Max Tustin

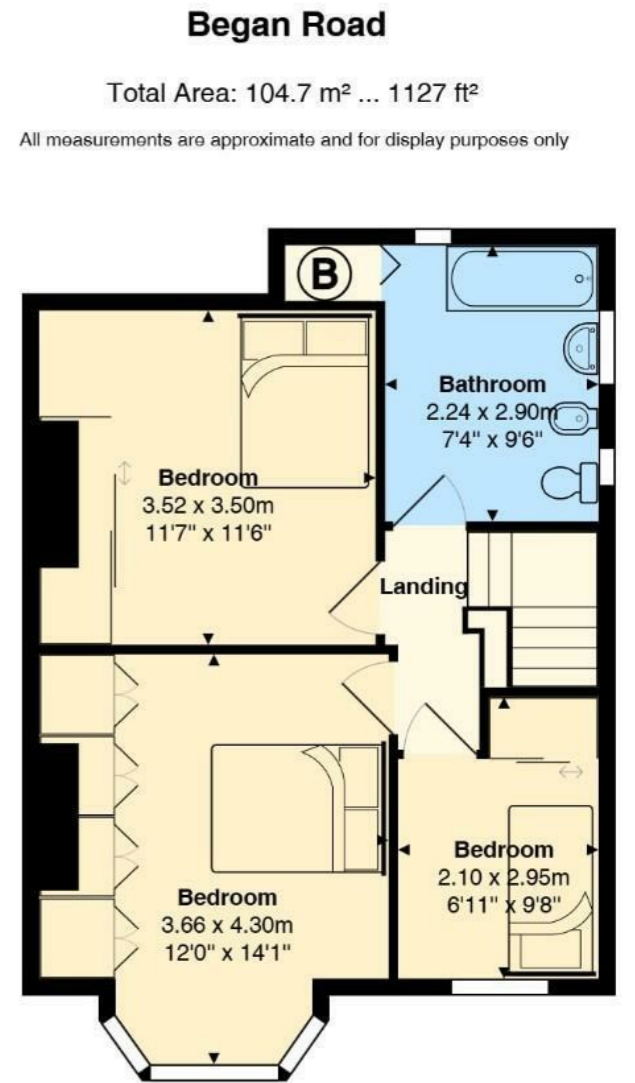
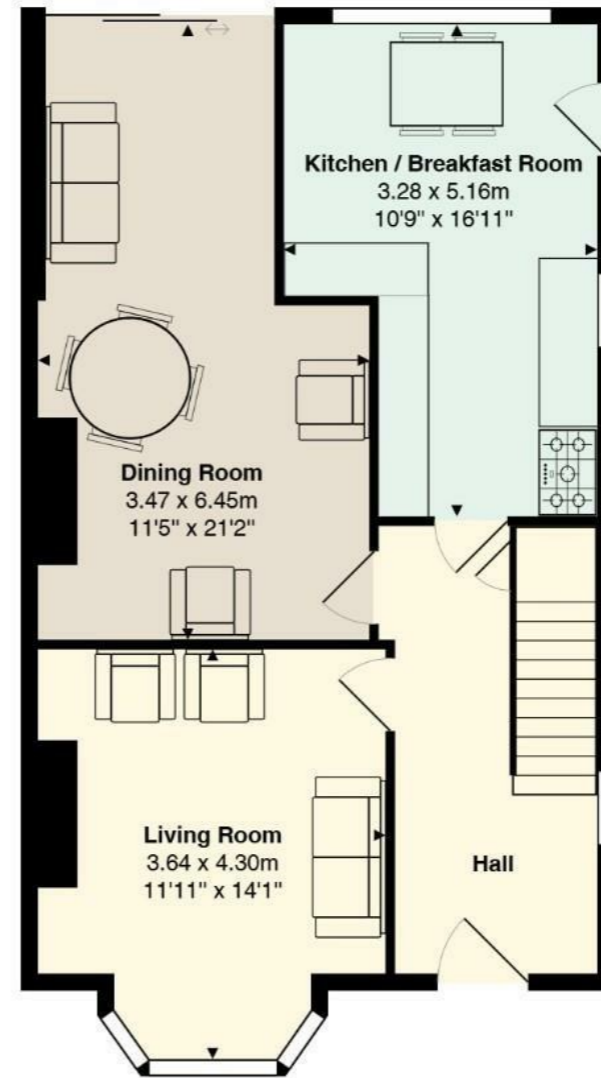


Property Specialist

Mr Max Tustin

Sales Negotiator

max@jeffreygross.co.uk



Comments by the Homeowner



Began Road

Old St. Mellons, Cardiff, CF3 6XJ

Offers Over

£400,000



3 Bedroom(s)



1 Bathroom(s)



1127.00 sq ft



Contact our
Llanishen Branch

02920 499680

Nestled in the desirable area of Old St. Mellons, Cardiff, this charming three-bedroom semi-detached house on Began Road offers a perfect blend of comfort and convenience. The property features three well-proportioned bedrooms, a well-appointed bathroom, and spacious living areas, making it an ideal home for families.

Externally, the home continues to impress with a large garage, a generous driveway providing off-road parking for up to three vehicles, and a loft space offering excellent additional storage or potential for further use (subject to planning). The rear garden enjoys a lovely open aspect, backing directly onto a field, creating a peaceful and private outdoor setting.

One of the standout features of this location is its proximity to a lovely family park, perfect for leisurely strolls and outdoor activities. Additionally, St John's Private School is just a short walk away, making it an excellent choice for families with children.

This home presents a wonderful opportunity to enjoy a peaceful lifestyle in a sought-after neighbourhood, combining the benefits of suburban living with easy access to local amenities and the M4/A48. Don't miss the chance to make this delightful property your own.

This is a rare opportunity to secure a distinguished home on one of the area's most prestigious thoroughfares.



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Hall

Living room 11'11" x 14'1" (3.64 x 4.3)

Dining room 11'4" x 21'1" (3.47 x 6.45)

Kitchen / Breakfast room 10'9" x 16'11" (3.28 x 5.16)

Landing

Bathroom 7'4" x 9'6" (2.24 x 2.90)

Bedroom three 6'10" x 9'8" (2.10 x 2.95)

Bedroom two 11'6" x 11'5" (3.52 x 3.50)

Master bedroom 12'0" x 14'1" (3.66 x 4.30)

Tenure

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

Tax band

F

School catchment

St Johns college Private school

English medium primary catchment area is Old St Mellons COMMUNITY

English medium secondary catchment area is Eastern High School

Welsh medium primary catchment area is Ysgol Gynradd Gymraeg Pen Y Groes





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 69 | 78 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

