

Heol Williams

OLD ST. MELLONS, CARDIFF, CF3 6AQ

GUIDE PRICE £220,000

Hern &
Crabtree



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Set within the well regarded St Ederyns Village in Old St Mellons, this tastefully presented end of terrace home offers a well balanced layout suited to modern living. Designed with practicality in mind, the ground floor flows effortlessly from a well equipped kitchen to a generous open plan living and dining space, where doors open out to a private, low maintenance garden arranged across two levels.

Upstairs, two comfortable bedrooms are complemented by a neatly appointed bathroom, creating an ideal arrangement for first time buyers or those seeking a manageable home in a convenient location. The property has been carefully maintained and offers a neutral finish throughout, allowing any incoming purchaser to settle in with ease.

St Ederyns Village continues to grow in popularity, offering a pleasant residential setting with access to local green spaces and nearby amenities. Old St Mellons provides a range of everyday conveniences, while larger retail options can be found at nearby Cardiff Gate and Newport Retail Park. The area is well placed for access to the A48 and M4, making it a strong choice for commuters into Cardiff city centre, Newport and beyond. Local schools are also well regarded, further adding to the appeal for a wide range of buyers.



547.00 sq ft

Entrance Hall

Entered via a double glazed obscure composite door to the front, opening into a welcoming hallway with tiled flooring, radiator and staircase rising to the first floor. Doors lead to the kitchen and main living space.

Kitchen

Positioned to the front of the property with a double glazed window, the kitchen is fitted with a range of wall and base units with work surfaces over and a breakfast bar. There is a four ring gas hob with integrated oven below and cooker hood above, complemented by tiled splashbacks. A one and a half bowl stainless steel sink with mixer tap sits beneath the window. Space and plumbing are available for a washing machine, along with space for a fridge freezer. The Ideal gas combination boiler is neatly concealed within the kitchen. Tiled flooring continues seamlessly from the hallway.

Living Room / Dining Room

A generous open plan living and dining space with tiled flooring throughout, creating a practical and cohesive feel. Double glazed French doors open directly onto the rear garden, allowing for plenty of natural light. Two radiators serve the space and there is a useful bespoke understairs storage cupboard. A door leads to the cloakroom.

Cloakroom

Fitted with a WC and wash hand basin, radiator, tiled flooring and extractor fan.

First Floor Landing

Stairs rise from the entrance hall to a landing with wooden handrail and loft access hatch.

Bedroom One

A well proportioned double bedroom with double glazed window to the rear, radiator and fitted wardrobes providing useful storage.

Bedroom Two

Positioned to the front with two double glazed windows, radiator and a recessed area created by the stairwell, ideal for additional storage or furniture.

Bathroom

Comprising a bath with shower attachment over and glass screen, WC and wash hand basin. There is a double glazed obscure window to the side, part tiled walls, vinyl flooring, radiator and extractor fan.

Front Garden

To the front, the property benefits from a storm porch, mature shrubs and flower borders, along with a tarmac driveway providing off street parking for one vehicle. A paved pathway leads to the entrance and side access to the rear garden.

Rear Garden

The rear garden is arranged over two levels, beginning with a raised paved patio accessed from the living room, ideal for seating. Steps lead down to a lower garden area with timber fencing and an artificial lawn designed for low maintenance. A side gate provides access back to the front of the property.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



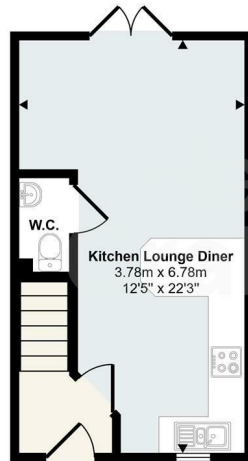
Good old-fashioned service with a modern way of thinking.



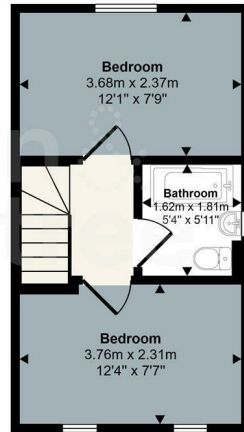
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	81	
(69-80) C		
(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

Approx Gross Internal Area
51 sq m / 547 sq ft



Ground Floor
Approx 26 sq m / 275 sq ft



First Floor
Approx 25 sq m / 272 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.



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