

Ellesmere Court

ST. MELLONS, CARDIFF, CF3 0AP

GUIDE PRICE £220,000

**Hern &
Crabtree**



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Tucked away within a quiet cul de sac in the heart of St Mellons, this deceptively spacious four bedroom terraced home offers versatile accommodation across two floors, making it an ideal choice for growing families or those seeking flexible living space.

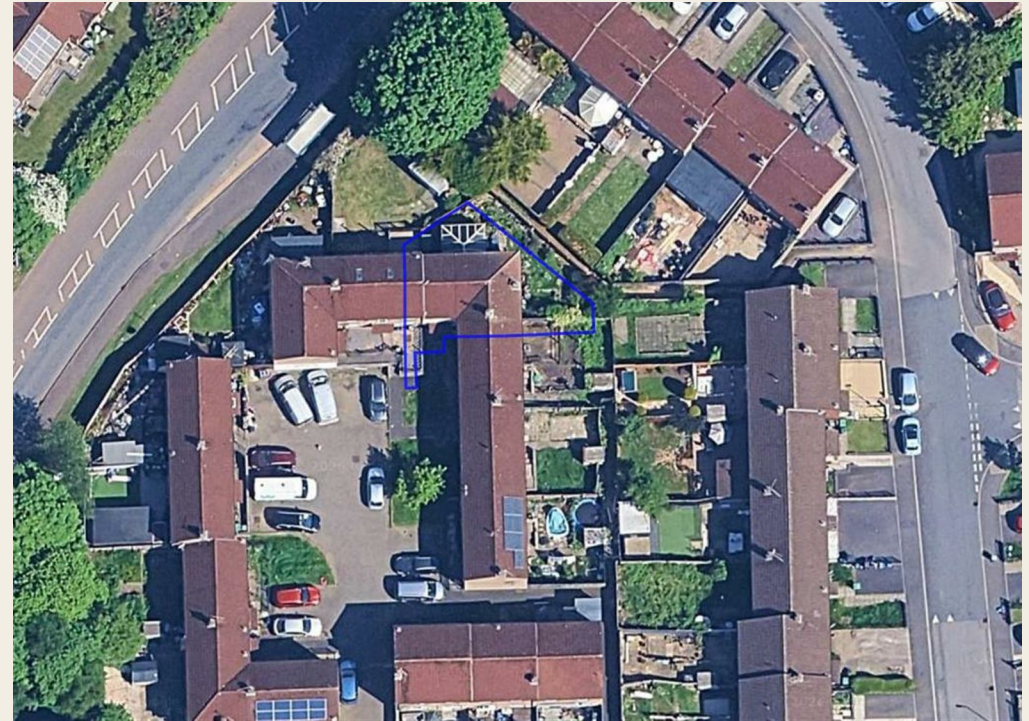
From the front, the property gives little indication of the generous accommodation within. A welcoming entrance hall leads through to a bright living room, where windows to two elevations allow natural light to flow through the space. A feature fireplace provides a focal point, while the adjoining conservatory creates an additional reception area overlooking the garden, offering flexibility as a dining space, playroom or garden room throughout the seasons.

The kitchen is well arranged with a comprehensive range of fitted units, integrated cooking appliances and direct access to both the conservatory and rear garden. Unusually, the property also benefits from a ground floor shower room alongside a first floor family bathroom, adding practicality for busy households.

Upstairs are four bedrooms, offering excellent flexibility for families, those working from home or anyone needing additional guest accommodation.

Outside, the enclosed rear garden wraps around the property, providing a combination of lawn and patio with plenty of scope for a purchaser to personalise and create an attractive outdoor space. The front enjoys a pleasant approach via a pedestrian pathway with useful space for bin storage.

St Mellons remains a popular residential location with a wide range of local amenities including supermarkets, independent shops, cafés and schools. The nearby Old St Mellons Village offers a traditional village atmosphere, while Hendre Lake, Cardiff Gate Retail Park and numerous green spaces are all within easy reach. Excellent road links provide convenient access to the A48, M4 motorway, Cardiff city centre and Newport, making this an excellent location for commuters.



1160.00 sq ft

Entrance Hall

Obscure double glazed entrance door to the front. Stairs rising to the first floor. Dado rail. Tiled flooring. Large understairs storage cupboard providing excellent additional storage.

Ground Floor Bathroom

Positioned to the front of the property, the ground floor bathroom includes a double glazed window, tiled flooring and partially tiled walls. Comprising a walk-in corner shower, WC and wash hand basin, it offers practical ground floor convenience.

Living Room

The living room benefits from double glazed windows to the side and rear, allowing for good natural light. Finished with tiled flooring, dado rail and radiator, the room also features an electric fireplace with a wooden surround, creating a defined focal point.

Kitchen

The kitchen sits to the rear of the property with a double glazed window and door opening into the conservatory. Fitted with wall and base units, laminate work surfaces and stainless steel sink with drainer, it also includes a four ring electric hob, electric oven and separate integrated grill. Additional features include tiled flooring, tiled splashbacks, coved ceilings and a radiator.

Conservatory

The conservatory provides further living space with a corrugated polycarbonate roof and windows to three sides. Tiled flooring runs throughout, with a side uPVC door offering external access. The space also benefits from electricity and a radiator, making it usable year-round.

First Floor Landing

Stairs lead to a landing with wooden bannister, balustrade and loft hatch access.

Bedrooms

There are four bedrooms in total on the first floor. The main bedroom and two additional bedrooms all feature double glazed windows and radiators, with coved ceilings present throughout. A further bedroom also overlooks the property and maintains similar proportions, offering flexibility for family use or home office space.

Bathroom

The first floor bathroom includes a frosted double glazed window, tiled walls and laminate flooring. Comprising a bath with overhead shower attachment, WC and wash hand basin.

Rear Garden

The rear garden wraps around the property and is enclosed by timber fencing. It includes a paved seating area, lawn and external cold water tap. The garden is of a practical nature and offers scope for improvement and landscaping.

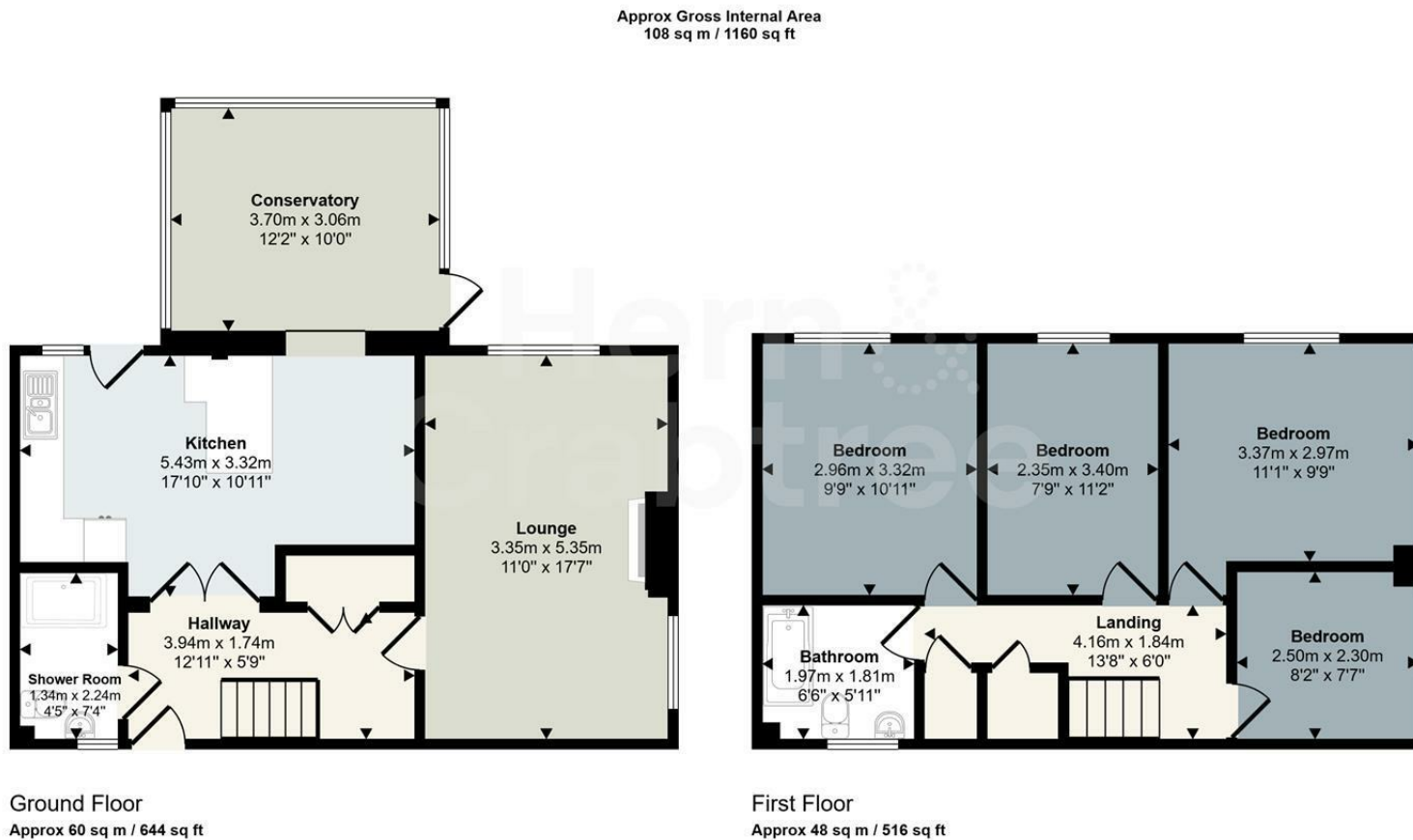
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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

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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