





Church Road,Old St. Mellons Cardiff CF3 6YL

allen & harris

welcome to

Church Road, Old St. Mellons Cardiff

No Onward Chain! A well presented three-bedroom semi-detached home in the highly desirable area of Old St Mellons, offering spacious accommodation over three floors. Featuring a modern kitchen/diner, principal bedroom suite, enclosed rear garden, car port and driveway parking.

Ground Floor

Entrance
Via a double glazed front door into:

Lounge
14' 9" x 11' 9" (4.50m x 3.58m)
Double glazed window to front aspect, radiator and door providing access to:

Inner Hall
Stairs rising to first floor and access to:

Downstairs Wc
Fitted with a two piece suite comprising WC, wash hand basin and radiator.

Kitchen/Dining Area
11' 9" Max x 8' 9" Max (3.58m Max x 2.67m Max)
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, spaces for washing machine, dishwasher and fridge/freezer, powerpoints, radiator, double glazed window to rear aspect and double glazed French doors providing access to rear garden.

First Floor

Landing
Stairs rising to second floor and doors providing access to:

Bedroom Two
12' Max x 10' 4" Max (3.66m Max x 3.15m Max)
Two double glazed windows to front aspect and radiator.

Bedroom Three
11' 11" Max x 8' 11" Max (3.63m Max x 2.72m Max)
Double glazed window to rear aspect and radiator.

Bathroom
Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, radiator and double glazed obscure window to side aspect.

Second Floor

Landing
Door providing access to:

Bedroom One
19' 4" x 8' 6" (5.89m x 2.59m)
Two double glazed skylights to front aspect, double glazed skylight to rear aspect, radiator and built in storage cupboard.

Outside

Front
Steps leading up to front entrance and driveway providing off street parking.

Rear Garden
Enclosed with patio area, area laid to lawn, wooden shed to remain and gated side access.

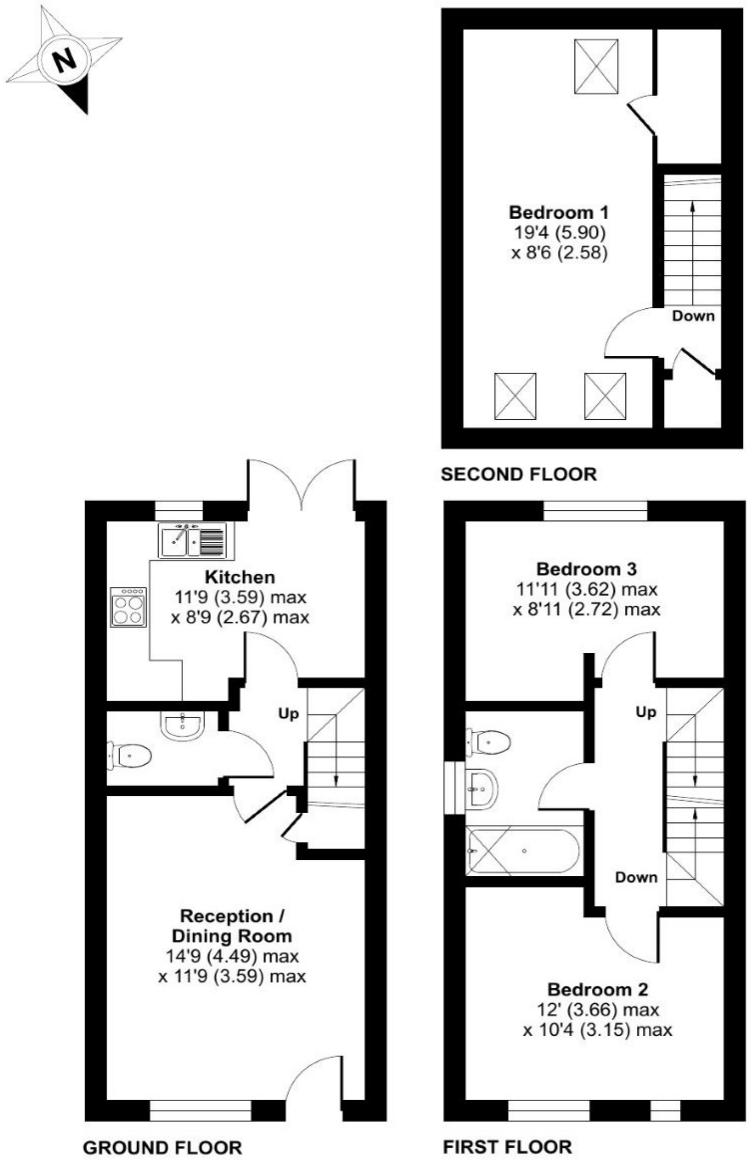
Maintenance Charge
The vendor has advised that there is a management charge payable.

Estate Agents Note
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Church Road, Old St. Mellons, Cardiff, CF3

Approximate Area = 890 sq ft / 82.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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welcome to

Church Road,
Old St. Mellons Cardiff

- Semi Detached Home
- Three Bedrooms
- Lounge and Downstairs WC
- Fitted Kitchen/Dining Area
- Family Bathroom

Tenure: Freehold EPC Rating: B
Council Tax Band: E

offers in excess of

£285,000



view this property online allenandharris.co.uk/Property/ROA115144

The Property Ombudsman

Property Ref:
ROA115144 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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