

# Comfrey Close

ST. MELLONS, CARDIFF, CF3 0NN

GUIDE PRICE £220,000

Hern &  
Crabtree



# Comfrey Close

No chain! Tucked away within a quiet cul de sac in the heart of St Mellons, this semi detached home presents an excellent opportunity for buyers seeking a property with scope to update and personalise. Set behind a front garden with mature planting and driveway parking, the house offers well balanced accommodation arranged across two floors, with a conservatory extension opening onto a private rear garden.

The ground floor begins with an enclosed porch leading into the entrance hall and through to a bright living room positioned to the front of the property. A fitted kitchen and breakfast room sits to the rear, offering a practical range of storage units, integrated appliances and space for everyday dining, while the adjoining conservatory creates an additional reception area overlooking the garden. Sliding doors connect the interior with the outside space, allowing natural light to filter through the rear of the house throughout the day.

Upstairs, there are two bedrooms alongside a shower room fitted with a corner shower enclosure, vanity storage and tiled walls. The principal bedroom benefits from fitted wardrobes and loft access, while the landing includes an airing cupboard housing the gas combi boiler.

Outside, the enclosed rear garden enjoys a good degree of privacy and incorporates timber and metal storage sheds together with established planting. Although currently overgrown, the garden offers excellent potential for landscaping and outdoor entertaining. A further lean to outbuilding to the side provides additional storage options.

Comfrey Close is ideally placed for access to local amenities within St Mellons, including supermarkets, cafés, schools and leisure facilities. The area is well regarded for its convenient transport links, with easy access to the A48 and M4 corridor, making commuting into Cardiff city centre, Newport and beyond straightforward.



# 889.00 sq ft

## Entrance Porch

Double glazed PVC entrance door with matching double glazed side windows. Laminate flooring. Double glazed door leading into the entrance hall.

## Entrance Hall

Stairs rising to the first floor with wooden handrail. Laminate flooring. Radiator.

## Lounge

Double glazed window to the front elevation. Gas fire. Radiator. Laminate flooring.

## Kitchen / Breakfast Room

Double glazed window to the rear. Fitted with a range of base units and work surfaces incorporating a stainless steel sink and drainer. Four ring electric hob with integrated oven below and extractor fan above. Integrated slimline dishwasher. Plumbing for washing machine and space for freezer. Under cabinet lighting. Radiator. Laminate flooring. Door leading into the conservatory.

## Conservatory

PVC construction with fitted roof and laminate flooring. Sliding doors opening onto the rear garden.

## Landing

Double glazed window to the side elevation. Airing cupboard housing the gas combi boiler. Loft access hatch.

## Bedroom One

Double glazed window to the front elevation. Fitted wardrobes and storage cupboards. Radiator. Laminate flooring.

## Bedroom Two

Double glazed window to the rear elevation. Fitted wardrobe and storage cabinets. Radiator. Laminate flooring.

## Shower Room

Obscure double glazed window to the side elevation. Suite comprising WC, wash hand basin with vanity storage and corner shower enclosure with fitted shower. Tiled walls. Heated towel rail. Laminate flooring.

## Rear Garden

Enclosed rear garden with gated rear access. Timber storage shed and additional metal storage shed. Mature shrubs and flower borders. The garden is currently overgrown and would benefit from landscaping.

## Front Garden and Parking

Front garden with mature shrubs and planted borders. Gated access leading to off road parking and hardstanding 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. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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

