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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Matthysens Way*

ST MELLONS





Comments by Mr Ramzy Bancroft



**Property Specialist**  
**Mr Ramzy Bancroft**  
Branch manager

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A deceptively sizable 4 bed townhouse with lovely garden and garage. No chain

Comments by the Homeowner



Matthysens Way, St. Mellons, CRF

Main Building: Total Interior Area 1017.60 sq ft





# Matthysens Way

St Mellons, Cardiff, CF3 0PL

Guide Price

£225,000



4 Bedroom(s)



2 Bathroom(s)



1022.00 sq ft



Contact our  
*Penylan Branch*  
02920 499680

GUIDE PRICE £225,000 - £235,000  
New to market is this deceptively spacious FOUR bedroom townhouse for sale. Well presented both inside and out, with a versatile layout. Comprising: Entrance hall, WC, kitchen, living room with patio doors to the garden. 4 bedrooms, en-suite and "Jack & Jill" bathroom. The property benefits from a low maintenance garden and garage accessed from the garden. There is also NO ONWARD CHAIN. Located in St.Mellons you are conveniently placed with local shops within walking distance, as well as easy access into Cardiff Centre, and onto the Ground floor.





Hall	<b>Garage</b> We have been informed the garage is leasehold with a 999 year lease, but this is to be confirmed by your solicitor
Kitchen	<b>Council Tax</b> Band E
Living room	<b>Tenure</b> We have been informed by the seller the house is Freehold and the garage is Leasehold, with a 999 year lease from 2005, but this is to be confirmed by your solicitor
Landing	<b>School Catchment</b> Meadowlane Primary School (year 2022-23) Ysgol Pen Y Pil (year 2022-23)
Bedroom	Eastern High School (year 2022-23) Ysgol Gyfun Gymraeg Bro Edern (year 2022-23)
Bedroom	<b>Service charge</b> We have been informed that as off 2025, service charge is £300 per annum - but this is to be confirmed by your solicitor
Bathroom "Jack & Jill"	
Second floor Landing	
Bedroom	
Ensuite Shower room	
Bedroom	
Garden	







