

FOR SALE

Asking Price £280,000 Freehold



Aspen Close, St Mellons, Cardiff, South Glamorgan. CF3 0BT

- 3 BEDROOMS
- SEMI-DETACHED
- CLOSE TO SHOPS & AMENITIES
- CLOSE TO SCHOOLS
- CLOSE TO A48 AND M4 CORRIDOR
- DRIVEWAY
- QUIET CUL-DE-SAC
- CONSERVATORY with SOLID ROOF & VELUX WINDOWS
- TIMBER CABIN with POWER & LIGHT
- GUEST WC



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PROPERTY DESCRIPTION

Welcome to this charming 3-bedroom semi-detached house, perfectly nestled in a quiet cul-de-sac in the highly sought-after area of St Mellons. Offering an ideal blend of comfortable living and modern convenience, this property is perfect for families or professionals looking for a peaceful yet well-connected home. Situated close to the A48 and M4 corridor, commuting is effortless, and the local shops and amenities are just a short stroll away, making everyday life exceptionally convenient.

Step inside to discover a spacious and inviting living space comprising two reception rooms, providing plenty of room for relaxation and entertaining. The bright and airy conservatory, complete with a solid roof and Velux windows, offers a versatile space that can be enjoyed throughout the year, whether as a sunroom, home office, or dining area. Additionally, the property benefits from a guest WC, adding extra practicality for families and visitors alike.

The kitchen is well-appointed, designed to cater to all your culinary needs while maintaining a cosy and functional atmosphere. Upstairs, you will find three generously sized bedrooms that offer ample space and comfort, ideal for children, guests, or even a home office. The bathroom is conveniently located to serve all bedrooms and features modern fittings to complete the home's sense of style and convenience.

Outside, the property boasts a driveway providing off-road parking and easy access to the front entrance. The rear garden is a tranquil space for outdoor activities, gardening, or simply unwinding after a busy day. Adding exceptional value and versatility to this home is the fantastic timber cabin located in the garden, equipped with power and lighting. This space is perfect as a home office, gym, workshop, or a hobby room, catering to a variety of needs.

Families will appreciate the proximity of excellent local schools, making the morning school run stress-free and providing access to quality education. The neighbourhood itself is friendly and well-established, offering a sense of community while remaining peaceful and private. Whether you are a first-time buyer, a growing family, or someone seeking a great investment, this semi-detached home in St Mellons ticks all the boxes.



ROOM DESCRIPTIONS

Outside Front

Driveway laid to mixture of concrete and crazy paving; path laid to paving slabs leads to 4 steps laid to concrete which lead up to front door with timber storm porch over; area to side laid to lawn with mature shrubs and bushes

Entrance Hall

6' 0" MAX x 16' 6" MAX (1.83m x 5.03m) Accessed via uPVC front door with obscured DG panels and obscured DG panel to side; carpeted; radiator; under stairs cupboard housing RCD Consumer Unit; storage cupboard; access to Living Room, Kitchen and Guest WC; carpeted stairs rise to first floor

Living Room

10' 6" x 13' 11" (3.20m x 4.24m) Carpeted; radiator; uPVC DG window to front

Guest WC

2' 8" x 5' 3" (0.81m x 1.60m) Vinyl flooring; corner sink with mixer tap and tiled splash back; WC; uPVC obscured DG window to side

Storage Cupboard

3' 4" x 2' 3" (1.02m x 0.69m) Carpeted; clothes rail; shelving; burglar alarm control panel

Kitchen

7' 6" x 11' 1" (2.29m x 3.38m) Vinyl flooring; modern fitted kitchen with matching wall and base units with worktops over and tiled splash backs; integrated Baumatic Schott Ceran 4-ring induction hob with extractor hood over; integrated BEKO electric fan-assisted oven; stainless steel sink with draining board and mixer tap; space for free-standing fridge/freezer; space and plumbing for washing machine; space and plumbing for dishwasher; gas central heating combi-boiler: Ideal Vogue Max Combi 32 (installed new January 2026); open plan to Dining Room.

Dining Room

8' 10" x 13' 6" (2.69m x 4.11m) Carpeted; radiator; uPVC sliding patio door leading to Conservatory

Conservatory

11' 5" x 10' 5" (3.48m x 3.17m) Laminate flooring; radiator; uPVC DG sliding patio door provides rear access to garden; uPVC door with DG panel provides side access to garden; solid roof with 2 x Velux window

First Floor Landing

6' 3" x 11' 11" (1.91m x 3.63m) Carpeted; access to all Bedrooms and Bathroom; Storage Cupboard; access hatch to Loft; uPVC DG window to side

Storage Cupboard

2' 10" x 3' 5" (0.86m x 1.04m)

Bedroom 1

10' 4" x 13' 9" (3.15m x 4.19m) Carpeted; radiator; built-in wardrobes; uPVC DG window to rear

Bedroom 2

9' 8" x 14' 2" (2.95m x 4.32m) Carpeted; radiator; uPVC DG window to front

Bedroom 3

6' 11" x 9' 3" MAX (2.11m x 2.82m) Carpeted; radiator; storage cupboard; uPVC DG window to front

Family Bathroom

6' 1" x 5' 7" (1.85m x 1.70m) Vinyl flooring; partially tiled walls; modern vanity unit with storage incorporating WC and sink with mixer tap; panelled bath with mixer tap and mains powered shower over with dual shower heads; glazed shower screen; uPVC obscured DG window to rear

Rear Garden

Patio area to side laid to paving slabs; timber gate to side allowing access to Driveway/front of property; area to rear laid to lawn with various stepping stones; two timber sheds; Timber Cabin

Timber Cabin

7' 9" x 14' 10" (2.36m x 4.52m) Timber construction; accessed via uPVC door with obscured DG panel; 3 x uPVC DG windows; power and light



MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years?

No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

Mobile Signal

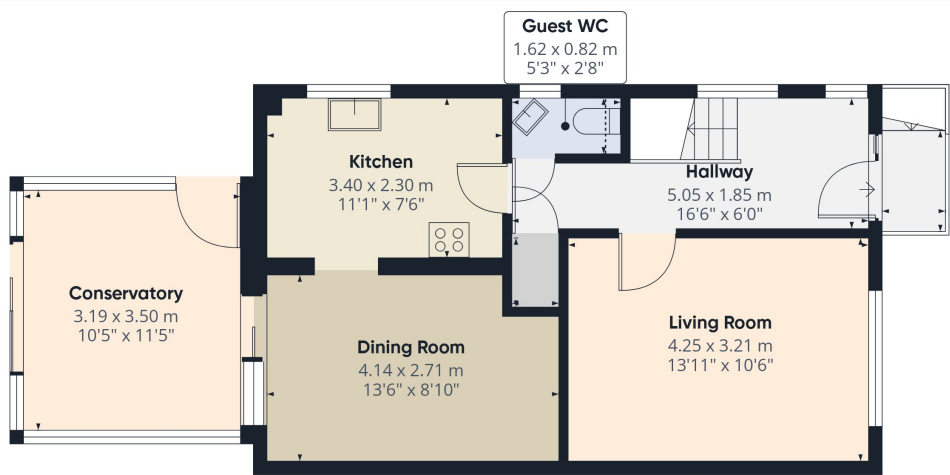
Please see Ofcom coverage checkers

Construction Type

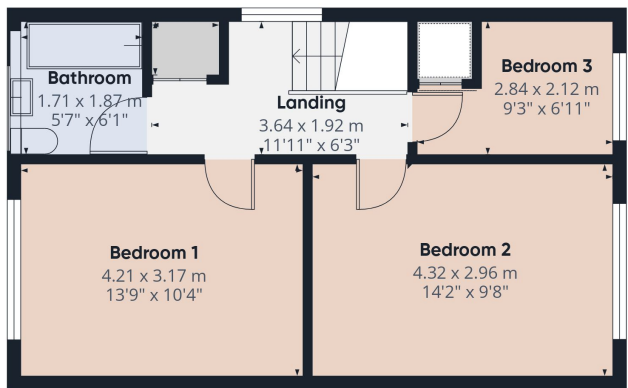
Standard



FLOORPLAN



Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

94.4 m²
1017 ft²

Balconies and terraces

1.2 m²
13 ft²

Reduced headroom

0.2 m²
2 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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