

**FOR SALE**

Asking Price £280,000 Freehold



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# 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.



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## 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



**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

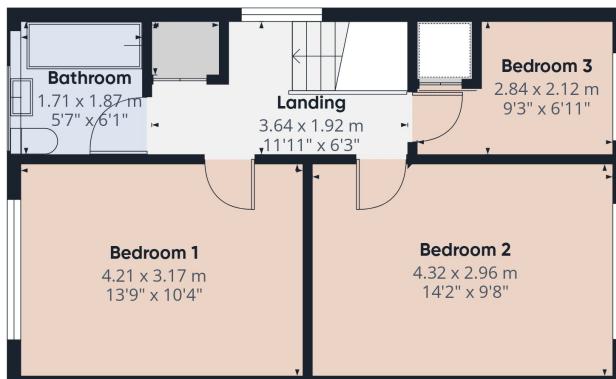


## FLOORPLAN

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Floor 0 Building 1



Floor 1 Building 1

S  
E   
W  
N

### Approximate total area<sup>(1)</sup>

94.4 m<sup>2</sup>  
1017 ft<sup>2</sup>

Balconies and terraces  
1.2 m<sup>2</sup>  
13 ft<sup>2</sup>

Reduced headroom  
0.2 m<sup>2</sup>  
2 ft<sup>2</sup>

(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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