



# ST MELLONS

Guide price **£350,000**



# 227 HERITAGE PARK

St Mellons, Cardiff CF3 0DU



Great location  
Ideal family home  
Beautifully decorated

Welcome to this delightful four-bedroom detached family home in the sought-after Heritage Park in St Mellons. Perfectly positioned, this property offers easy access to excellent local schools, shops, and restaurants, making it an ideal choice for families. Commuters will appreciate its proximity to the A48 and connecting roads to the M4, ensuring a smooth journey to Cardiff and beyond.

Inside, the home features a spacious layout with a welcoming entrance hall leading to a modern kitchen diner, perfect for family meals and entertaining. The generous living room offers a cosy retreat, while a versatile second reception room, previously a garage, can serve multiple purposes - whether as a playroom, home office, or guest area.

Upstairs, you'll find four well-proportioned bedrooms, providing ample space for everyone, along with a stylish family bathroom. The low-maintenance garden is perfect for outdoor relaxation, with great spots to enjoy the sunshine.

With Heritage Public Park and St Mellons Golf and Country Club just a stone's throw away, this property truly combines convenience with a vibrant community lifestyle. Don't miss the opportunity to make this lovely home your own!

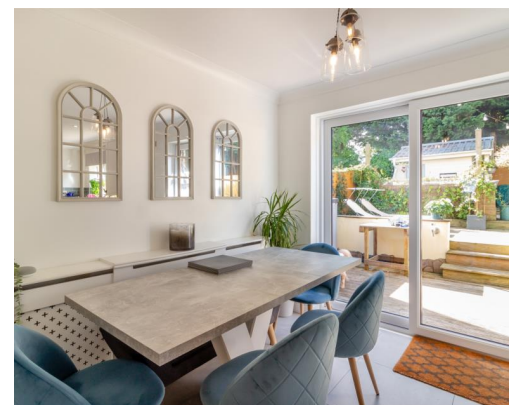


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### KEY FEATURES

- Detached
- Four bedrooms
- Off road parking
- Downstairs WC
- Two reception rooms
- Low Maintenance Garden



# STEP INSIDE



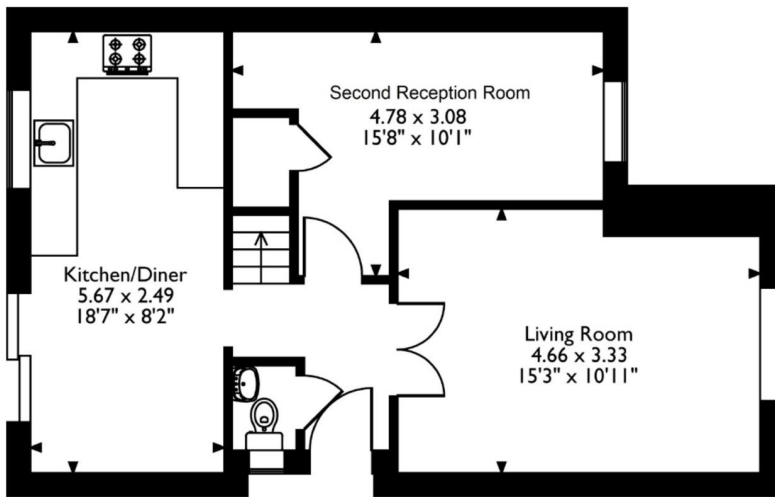
Step inside this inviting family home in Heritage Park, where a spacious hallway welcomes you with warmth and style. As you enter, you'll immediately appreciate the thoughtful layout that maximises space and functionality. To your left, a convenient downstairs WC ensures practicality for guests and family alike.

Moving forward, you'll find the heart of the home: a modern kitchen diner that seamlessly blends style and utility. This well-appointed kitchen features contemporary appliances and ample storage, making it perfect for culinary adventures. The adjoining dining area is bright and airy, with access to the rear garden, inviting you to enjoy alfresco meals or morning coffee in the fresh air.

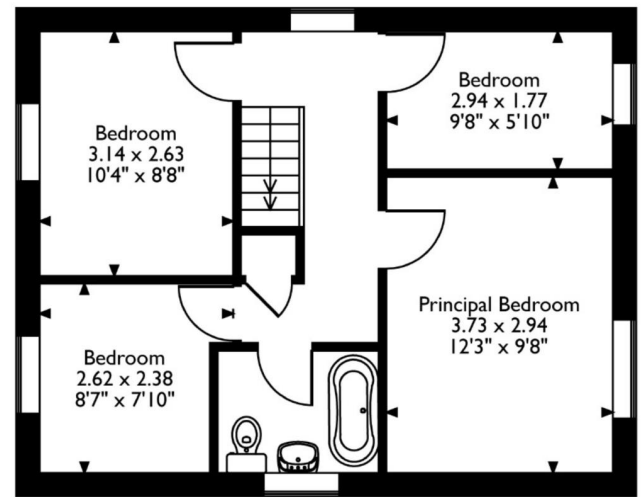
To the right of the hallway, you'll discover the generous family lounge, a cosy retreat designed for quality time together. Its warm colours and spacious layout create an inviting atmosphere, ideal for relaxing evenings or lively family gatherings.

Adjacent to the lounge is the versatile second reception room, formerly a garage, now transformed into a multifunctional space that can serve as a playroom, home office, or guest area - tailored to your family's needs.

## Approximate Gross Internal Area 90 Sq M/969 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Heading upstairs, the first floor hosts four well-proportioned bedrooms, each offering a peaceful sanctuary for rest and relaxation. A family bathroom completes this level, designed with modern fixtures for comfort and convenience.

This home perfectly balances spacious living with modern touches, making it an ideal choice for families seeking both style and practicality in the vibrant Heritage Park community.

# STEP OUTSIDE



Step outside to the charming exterior of this home. The low-maintenance front garden features a tidy layout and a driveway that comfortably accommodates one vehicle. A convenient side gate provides easy access to the rear garden.

At the back, you'll find a beautifully designed split-level garden that maximises outdoor enjoyment. The patio area is perfect for alfresco dining or relaxing in the sun, while the artificial lawn offers a lush green space that requires minimal upkeep. This garden is a true sun-trap, with plenty of spots to bask in the sunlight. Additionally, two handy sheds provide ample storage for gardening tools and outdoor equipment, making this outdoor space both functional and enjoyable. Ideal for family gatherings or quiet moments outdoors!

There is an electric car charger fitted at the property, Nest Home and electricity to both sheds. The smaller shed (used as a washroom) also has plumbing for a washing machine.

## INFORMATION

Postcode: CF3 0DU

Tenure: Freehold

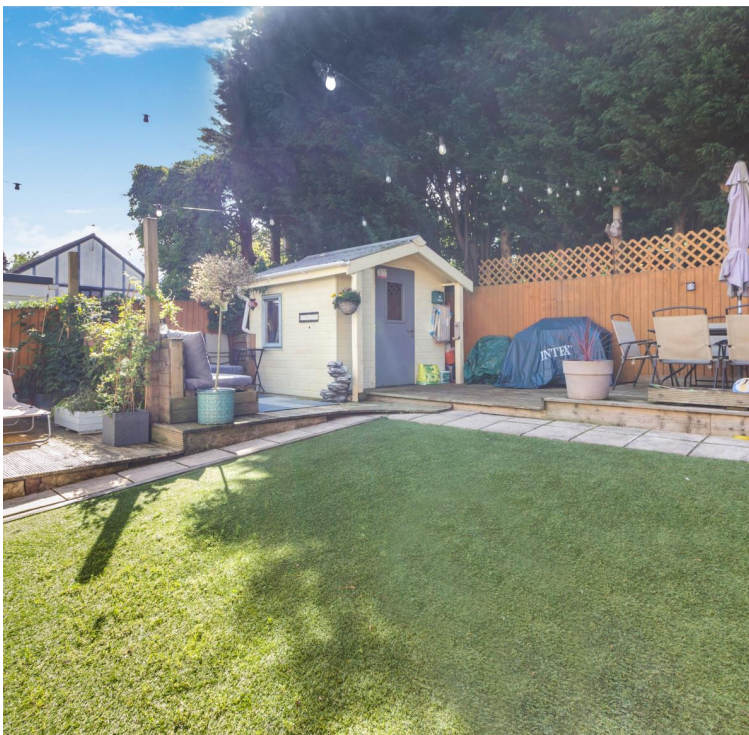
Tax Band: D

Heating: Gas

Drainage: Mains

EPC: C





## DIRECTIONS

North bound on the A48 towards Newport road, at the roundabout take the first exit onto Cypress Drive, and then the first right onto Willowdene Way, then another right onto Willowbrook Drive, then the first right again onto Heritage Park.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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