

## Church Road

St Ederyns Village, Old St. Mellons, Cardiff  
CF3 6YA

- Semi detached family home
- Four double bedrooms
- En-suite to master bedroom
- Desirable location
- Car port
- Great connections links to A48 and M4
- EPC = B

Offers in excess of £290,000

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Hern and Crabtree are pleased to offer this stylish and spacious Four Bedroom Semi Detached House in St Edeyrns Village, Old St. Mellons. St Edeyrns is an exciting, brand new village situated to the north-east of Cardiff within Old St Mellons. The area is also well regarded for countryside walks alongside Rhymney River and out towards Cefyn Mably.

The accommodation to the ground floor comprises of a WC, large lounge which has direct access to the rear garden via French doors and a good size kitchen/dining room. To the first floor there are Three Double Bedrooms and a family bathroom and to the second floor is the excellent sized Master Bedroom with the added benefit of an en-suite. The outside benefits from a car port with parking and a generous rear garden with gated side access.

St Edeyrns Village will feature a newly built primary school, shops and cafe and is within easy reach of Cardiff gate retail park too. There is a regular bus service to the estate which links to Cardiff city centre with the M4 and A48 being easily accessible.

### Entrance

Entered via a composite front door with double glazed panel.

### Entrance Hall

The hallway has wood effect flooring, access to the ground floor WC, Kitchen/dining room and lounge. Radiator. Under stairs storage cupboard. Stairs rising to the first floor.

### Lounge 16'7" x 10'2" (5.05m x 3.10m)

French doors opening out onto the rear garden. Double glazed pvc window to the rear. Radiator.

### Kitchen / Diner 15'3" x 9'8" (4.65m x 2.95m)

Double glazed pvc window to front. Range of wall and base units with worktops over. Integrated oven with four ring gas hob. Extractor fan. Stainless steel sink and drainer with mixer tap. Space for American style fridge freezer. Space for washer/dryer. Space for dishwasher. Cupboard housing combination boiler. Radiator.

### Ground Floor WC 5'7" x 3'3" (1.70m x 0.99m)

Double glazed pvc window to front. WC. Wash hand basin. Radiator. Tiled flooring and part tiled walls.

### First Floor

Stairs rise up from the entrance hall.

### Landing

Stairs rising from hall with wooden handrail and spindles. Radiator. Doors allowing access to all first floor rooms and stairs to the second floor.

### Bedroom Two 13'5" x 9'6" (4.09m x 2.90m)

Double glazed pvc window to rear. Radiator.

### Bedroom Three 12'0" x 9'5" (3.66m x 2.87m)

Double glazed pvc window to front. Radiator.

### Bedroom Four 10'1" x 6'11" (3.07m x 2.11m)

Double glazed pvc window to front. Radiator.

### Family Bathroom 5'5" x 6'9" (1.65m x 2.06m)



Double glazed obscured window to front. WC. Wash hand basin. Bath with shower over. Tiled walls and flooring, Radiator.

### Second Floor

Stairs rising up from first floor with wooden hand rail and spindles, giving access to the Master Bedroom suite.

### Bedroom One 18'10" x 13'2" max (5.74m x 4.01m max)

Sky lights to front and rear aspect. Two radiators. Storage to the eaves. Loft access. Door to ensuite.

### Ensuite

WC. Wash hand basin with tiled splash backs. Shower cubicle with splash back tiling and glass doors. Radiator. Velux window. Tiled flooring.

## About The Area

St Edeyrns is a brand new village situated to the north-east of Cardiff. The development has been named after the 6th century monk St Edeyrn, who also gives his name to the nearby Llanedeyrn estate and its parish church. This purpose-built village will provide home buyers with a wealth of fantastic facilities, including a primary school, local shops, allotments, a community orchard and a landscaped riverside park running along the Rhymney River.

St Edeyrns Village will also feature a new 4,000 sq ft convenience store. The popular shopping destination of Cardiff is also easily accessible.

## Education

Families with children will welcome the good selection of local schools including: St Mellons Church in Wales Primary School, Pen y Bryn, Oakfield and Willowbrook primary schools, plus the new Pontprennau Primary School which caters for nursery and reception ages. Ysgol Pen y Groes Welsh School on Glan y Mor Road in Cardiff is the only Welsh school within the catchment area.

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