



3 GLENRISE CLOSE  
ST. MELLONS  
CARDIFF CF3 0AS

£260,000



SEMI-DETACHED HOUSE



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**A Beautiful Home in a Peaceful Location**  
Discover this charming 3 bedroom, semi detached home, nestled in the tranquil eastern outskirts of St. Mellons. The property comprises of an entrance hallway, lounge, kitchen, landing to 3 bedrooms and a bathroom. Front garden with off road parking and a generous sized garden with beautiful mature shrubbery and fruit trees. Enjoy scenic walks to the stunning Hendre Lake Park and easy access to the A48 and M4—perfect for both relaxation and convenience. With a supermarket just minutes away, and close proximity to St. Mellons Golf Club, the Country Club, and Lisvane Cricket Club, this location offers the ideal blend of calm and modern comfort.

#### LOCATION

Located in the eastern outskirts of St. Mellons. Walking distance to Hendre Lake Park. Close access to the A48 and M4. Nearby supermarket, restaurants, shops and a local school. Close to St. Mellons Golf Club, the Country Club, and Lisvane Cricket Club, this location offers the ideal blend of countryside calm and modern comfort.

#### ENTRANCE HALL

Entry via composite door with obscure glazed panel. Further obscure glazed panel to side. Coved ceiling. Laminate Wood effect flooring. Central heating radiator with decorative casement. Stairs rising to first floor.

#### LOUNGE

15' 8" x 13' 8" max into alcove (4.80m x 4.19m)  
uPVC double glazed window to rear. Coved Ceiling.

#### KITCHEN

13' 6" x 8' 11" (4.12m x 2.74m)  
uPVC Double glazed door to rear. Further double glazed panel to side. Textured and coved ceiling. Marble effect flooring. Range of fitted base and wall units with round edge work surfaces. Tiled splashback. Incorporated one and a half stainless steel sink. Unit with mixer tap. Inset gas hob with extractor fan over. Built in electric oven. Room for fridge freezer. Wall mounted gas combi central heating boiler. Room for table and chairs. Central heating radiator.

#### FIRST FLOOR

##### LANDING

Access to loft space. Part mirrored wall.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: C**

**FLOOR AREA APPROX: 678 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### BEDROOM ONE

11' 6" to wardrobe front x 8' 11" (3.51m x 2.74m)  
uPVC double glazed window to front. Textured and coved ceiling. Fitted wardrobes with hanging and shelving. Storage cupboard. Central heating radiator.

#### BEDROOM TWO

10' 7" x 8' 0" (3.23m x 2.46m)  
uPVC double glazed window to rear. Central heating radiator. Textured and coved ceiling.

#### BEDROOM THREE

7' 8" x 6' 3" (2.36m x 1.93m)  
uPVC double glazed window to rear. Coved ceiling. Laminate wood effect flooring.

#### BATHROOM

uPVC obscure double glazing window to rear. Ceramic tiled floor. Part tiled marble effect wall. 3 piece suite comprising low level w/c. Panelled bath with shower over and shower screen. Vanity unit with inset wash basin. Wall mounted mirror fronted bathroom cabinet.

#### OUTSIDE

##### FRONT GARDEN

Front Garden. Off road parking. Laid to lawn. Outside lighting. Shrub and flower borders. Side access to rear garden.

##### REAR GARDEN

Generous rear sized garden. Enclosed by wooden fencing. Mature shrub and flower borders. Grassed area and artificial grassed area. Storage shed. Wooden gate to side. Outside water tap. Olive tree. Cherry tree. Apple tree. Pear tree. Fig tree. Banana tree. Grape vines. Japanese Aza. Mixture of Rose varieties.



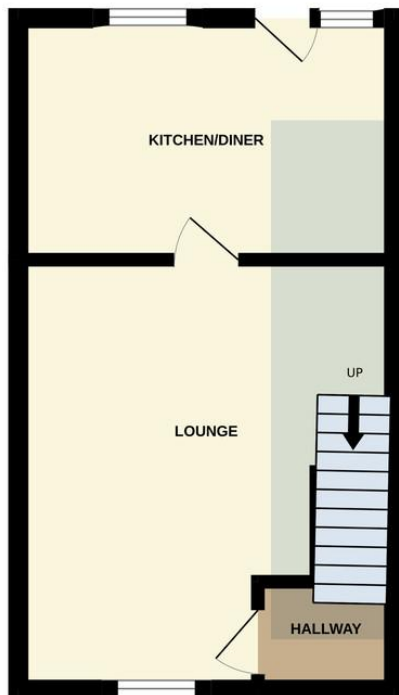


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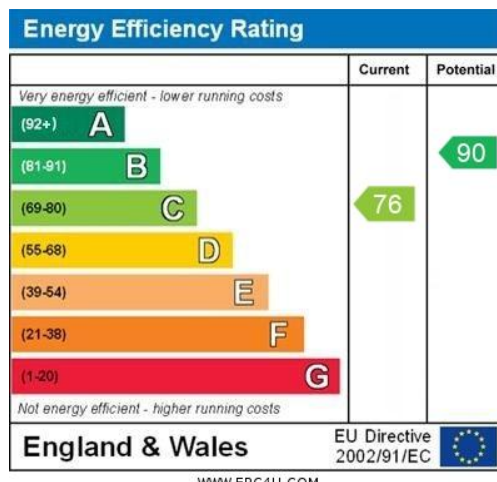
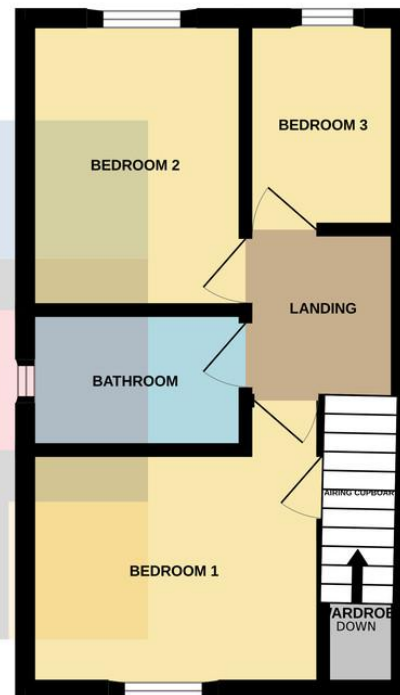


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GROUND FLOOR



1ST FLOOR



**BIRCHGROVE** 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG



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