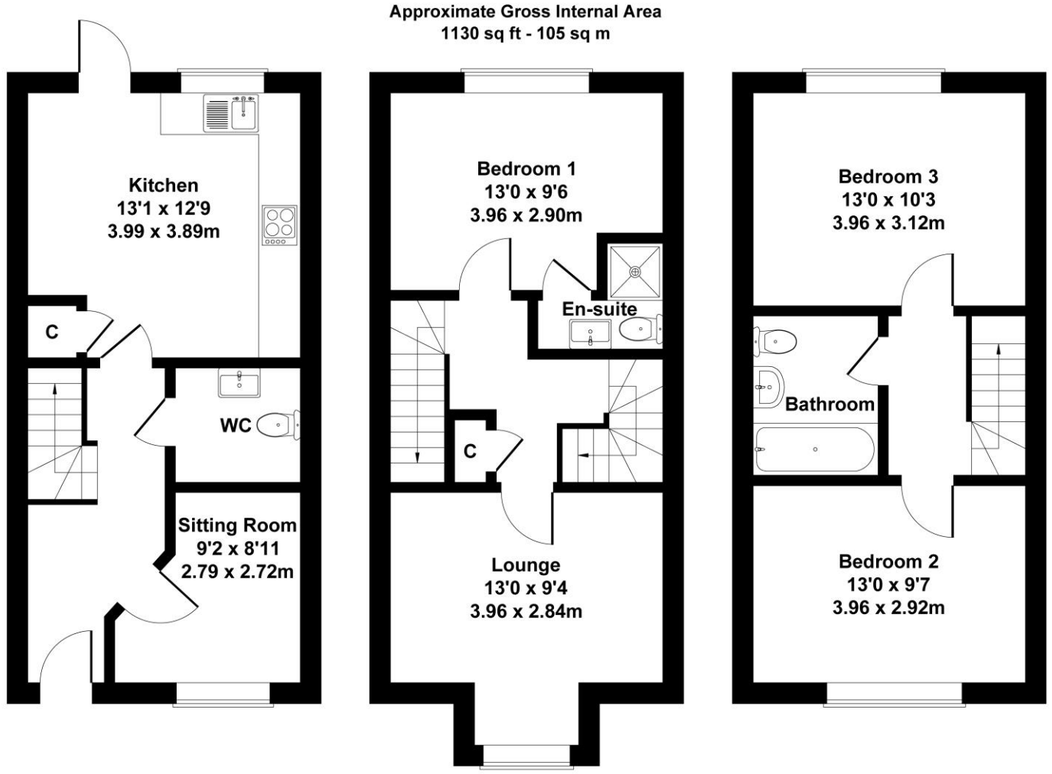
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304 Church Road,
Old St Mellons, Cardiff, CF3 6YT

304 Church Road

Approximate Gross Internal Area
1130 sq ft - 105 sq m



GROUND FLOOR FIRST FLOOR SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



Beautifully presented three storey semi-detached town house, built by Persimmon Homes in 2023, positioned on a relatively new and popular development known as St Edeyrn's village, convenient for M4/A48, schools at all levels and within easy reach of the Pontprennau shopping centre. Central hall, cloakroom, bay fronted lounge, sitting room, fitted kitchen/diner, 3 bedrooms, en suite and stylish family bathroom. Gas central heating, uPVC double glazing, LVT (luxury vinyl tile) flooring. Attractive patio relaxation garden with artificial grass. Deep driveway. EPC Rating: B

Price: £325,000

362 Cyncoed Road, Cardiff. CF23 6SA
T 029 2076 6538
E cyncoed@kelvinfrancis.com

Church Road, Lisvane, Cardiff. CF14 0SJ
T 029 2068 9200
E lisvane@kelvinfrancis.com

Directors: Kelvin L Francis FRICS Anthony Filice FRICS
kelvinfrancis.com

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@kelvinfranciscardiff @kelvinfrancisltd

Ground Floor
Approached by a secure front door with double glazed inserts, leading onto a central hallway with quarter turning staircase to first floor level, double panelled radiator, quality flooring.

Cloakroom
Low level WC, pedestal wash hand basin, panelled radiator, tiled splashback, quality flooring.



Sitting Room 9'2" (2.79m) x 8'11" (2.72m)
Overlooking the entrance approach, ceiling spotlighting, panelled radiator.







Kitchen/Diner 13'1" (3.99m) x 12'9" (3.89m)
Well fitted along two sides beneath lipped worktop surfaces, inset four ring hob with circulating fan above, oven below, integrated fridge with matching front, integrated freezer with matching front, integrated washing machine with matching front, inset 1.5 bowl sink and drainer with mixer tap, integrated dishwasher, Ideal Logic gas central heating boiler, pleasing aspect to the rear garden, ample space for dining table, double panelled radiator, quality flooring, deep storage cupboard, ceiling spotlighting.

First Floor Landing
Approached by an easy rising full turning staircase leading onto a wide central landing, stairs to second floor, deep store cupboard.





Lounge 13'0" (3.96m) x 9'4" (2.84m) excluding feature bay window
Overlooking the entrance approach having a floor to ceiling double glazed bay window, double panelled radiator.



Bedroom 1 13'0" (3.96m) x 9'6" (2.9m)
Overlooking the rear garden, panelled radiator, door to en suite.

En Suite Shower Room
Stylish suite comprising pedestal wash hand basin, low level WC, shower cubicle with glazed shower screen panel, chrome heated towel rail, ceramic wall tiling, quality flooring.

On the Second Floor
Approached by an easy rising full turning staircase leading onto a wide central landing area, access to loft.



Bedroom 2 13'0" (3.96m) x 10'3" (3.12m)
Overlooking the entrance approach, panelled radiator.



Bedroom 3 13'0" (3.96m) x 9'7" (2.92m)
Overlooking the rear garden, panelled radiator.



Family Bathroom
White suite comprising pedestal wash hand basin, low level WC, panelled bath, ceramic wall tiling to wet areas, chrome heated towel rail, quality flooring.

Front Garden
Wide paved pathway having decorative railings. Deep two car driveway to the side.



Rear Garden
Wide paved patio area with area of artificial lawn, enclosed on one side by brick walling with raised decorative screening, timber lapped on the other side. Cold water tap.

Garden Store
Timber gate leading to side drive.

Directions
From Junction 30 (M4) Cardiff Gate, travel south along the A4232, and at the first roundabout turn left into Church Road. Hereon, follow the road for some distance and the property will be found on the right hand side towards the far end of the development.

Viewers Material Information:
1) Prospective viewers should view the Cardiff Adopted Local Development Plan 2006-2026 (LDP) and employ their own Professionals to make enquiries with Cardiff County Council Planning Department (www.cardiff.gov.uk) before making any transactional decision.
2) Transparency of Fees Regulations: We do not receive any referral fees/commissions from any of the Providers we recommend, apart from Cornerstone Finance, where we may receive a referral fee (amount dependent on the loan advance and product) from this Provider for recommending a borrower to them. This has no detrimental effect on the terms on any mortgage offered.
3) There is a current maintenance charge of £239 pa in regard to the upkeep of St Edeyrn's Village landscaping managed by St Edeyrn's Village (Cardiff) Residents Management Company Limited (Vendors Solicitor to confirm).

Tenure: Freehold (Vendors Solicitor to confirm)

Ref: TF/CYS260393

Council Tax Band: E (2026)

Viewing strictly by prior appointment.

All statements contained in the particulars are not to be relied on as representations of fact. All representations contained in the particulars are based on details supplied by the Vendor.