



## Four Winds, Vaendre Lane, St Mellons, Cardiff, CF3 0UJ

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4 Bed • 1 Bath • EPC D

**£465,000**

# FOUR WINDS, VAENDRE LANE, ST MELLONS, CARDIFF, CF3 0UJ

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*Discover your dream family home in ST MELLONS! This stunning 4 BEDROOM DETACHED house offers SPACIOUS living areas, a PRIVATE garden, and excellent TRANSPORT LINKS. With local AMENITIES and parks nearby, it's perfect for families. Don't miss out on this fantastic opportunity!*

# STEP INSIDE

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Welcome to this impressive 4-bedroom detached family home in the heart of St Mellons, Cardiff, now available for £465,000. With GENEROUS reception rooms that create an inviting atmosphere, this property is perfect for family gatherings and entertaining guests. Each SPACIOUS bedroom provides ample room for relaxation, making it a comfortable haven for everyone.

St Mellons is renowned for its vibrant community and accessibility, with a variety of LOCAL amenities just a stone's throw away. Families will appreciate the close proximity to well-regarded schools, parks for outdoor leisure, and excellent transport links, offering effortless connectivity to Cardiff city centre and beyond.

The PRIVATE garden space is a true highlight, offering a tranquil retreat for outdoor activities or simply unwinding in the fresh air. Whether you're a growing family or professionals seeking space and comfort, this home has it all. Don't miss your chance to make this exceptional property yours – arrange a viewing today!





## Property Details



Property Type: **House**

Bedrooms: **4**

Bathrooms: **1**

Floor Area: **3,315 sq ft**

EPC Rating: **D**

Council Tax: **Band H**

Tenure: **Freehold**

## Energy Performance

Current Rating

**D**

Potential Rating

**C**

## Key Features

- Detached Family Home
- Close To Local Amenities
- Good Transport Links
- EPC Rating D
- Popular St Mellons Location
- Spacious Bedrooms
- Generous Reception Rooms
- Private Garden Space
- Council Tax Band H



# Your Buying Journey

We guide you through every step of the process

1

## Arrange a Viewing

Book a viewing at your convenience. We offer in-person and virtual options.

2

## Make an Offer

Found your perfect property? Submit your offer and we'll negotiate on your behalf.

3

## Offer Accepted

We'll guide you through next steps and introduce you to trusted solicitors.

4

## Conveyancing

Your solicitor handles searches and contracts. We keep you updated throughout.

5

## Survey & Mortgage

Arrange your mortgage and survey. We can recommend local professionals.

6

## Exchange & Complete

Exchange contracts, set completion date, and collect your keys!

Ready to take the next step?

# ARRANGE A VIEWING

Contact our team to book your private viewing:

**Tel: 07304 006532**

**Email: [admin@nest-homes.co.uk](mailto:admin@nest-homes.co.uk)**



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.