



Clos Elphan, St. Mellons, Cardiff, CF3 2AE.

£595,000 Freehold

pa black



1 Clos Elphan, St. Mellons, Cardiff, CF3 2AE.

A very impressive detached double fronted executive style modern family residence, built by Meadgate Homes to a high specification and occupying a fine position in a quiet select close, well away from busy passing traffic. The property benefits from a good location with large front gardens, and level enclosed rear gardens, designed for low maintenance.

This well designed and extended home offers versatile living space with a lovely outlook, fronting a select cul de sac comprising detached executive homes.

The property benefits from double glazed windows and gas heating with panel radiators. The capacious accommodation comprises an open fronted entrance porch, leading into a large and impressive entrance reception hall, equipped with an imposing staircase that leads to a gallery landing.

Off the main hall is a downstairs cloakroom and combined shower room, whilst the hall leads to all principle ground floor rooms, including a sizeable and bright main lounge, (16'8 x 11'10) inset with a marble fireplace and French doors which open directly into the rear gardens.

The ground floor living space also includes a formal study, a separate dining room and an open plan breakfast room which leads into the fitted kitchen.

Off the breakfast room is also a separate utility room and a special feature completing the ground floor living space is a large and well-designed PVC double glazed sun lounge conservatory (16'4 x 9'10).

The first floor leads to four double sized bedrooms, three with ensuite bathrooms, the master bedroom being a generous (18'11 x 13'4) L shaped and boasting a full range of stylish and contemporary fitted quality wardrobes and a large ensuite bathroom (9'2 x 7'8) equipped with a stunning newly added white suite. Bedrooms two and four both have ensuites and the ensuite shower room that serves bedroom four has also been added recently. A separate formal family bathroom completes the first floor living space.

The property is approached via a double drive leading to an integral double garage; this garage could easily be integrated into the accommodation if further living space was needed subject to the required planning applications and building regulation requirements. A lovely landscaped rear garden has been designed to include a large patio and a lawn, enclosed for privacy.

Old St Mellons is an electoral ward located in the north-east of Cardiff Wales. Within a short driving distance is an exit onto the A 48 Eastern Avenue, allowing fast travel to East and West Cardiff, the M4, Newport and Bristol. Close by is picturesque country side, providing fine walks and impressive equestrian pursuits, whilst courses at hand are some of the most popular Golf courses in the area, as well as St Johns College.

Directions

Continuing along the Eastern Avenue out of Cardiff, take the exit on the left signposted A48 Castleton, Marshfield and St Mellons, at a roundabout bear left onto the A48, passing the garden Centre on your right into a country lane (Vaendre Close), continue along with the Golf course on both your right and left hand side, pass Vaendre Hall on your right (A Mansion House), there on take the first turning right Vaendre Lane, at the far end of Vaendre Lane bear right Ffordd Ffagan and next left into Clos Medwy. Clos Elphan will be found on the left hand side.





Ground Floor

Entrance Porch

Open fronted and under cover.

Internal Entrance Porch

Approached via double entrance doors leading to an enclosed internal porch with ceiling light.

Entrance Reception Hall

Approached via a traditional panelled front entrance door inset with sealed double glazed leaded side screen windows, leading to a central hallway, with spindle balustrade single flight staircase with under stair storage cupboard, coved ceiling, double radiator, traditional hard wood panelled doors to each of the ground floor principal reception rooms.

Shower Room / Cloakroom

Remodelled with a white suite with ceramic tiled walls, and incorporating a wet room enclosure with ceramic tiled walls and chrome shower unit with shower screen door, also housing a W.C., double glazed window to rear. Pedestal wash hand basin with chrome taps, radiator.

Study

8' 9" x 7' 5" (2.67m x 2.26m)

Radiator, coved ceiling, double glazed window to rear conservatory.

Formal Dining Room

11' 9" x 10' 4" maximum (3.58m x 3.15m maximum)

Double glazed window to front, coved ceiling, radiator.

Lounge

16' 8" x 11' 10" maximum (5.08m x 3.61m maximum)

Inset with a marble fireplace and hearth equipped with a living flame coal effect gas fire, coved ceiling with ceiling roses, double glazed French doors with side screen windows opening on to the rear gardens, double glazed window to side, radiator.

Kitchen and Breakfast Room

Breakfast room - 11' 3" x 7' 10" plus an entrance recess. Ceramic tiled floor, coved ceiling with spotlights, double radiator, and double glazed French doors with side screen windows opening in to the sun lounge conservatory, internal door to utility room, square opening leading to.....

Kitchen - 10' 10" x 7' 9". Fitted along three sides with modern white panel fronted floor and eye level units with laminate work surfaces incorporating a modern sink unit with vegetable cleaner, mixer taps and drainer, integrated dishwasher, Creda four ring gas hob, concealed extractor hood, integrated Creda oven and separate grill, part ceramic tiled walls, under unit lighting, integrated wine rack, pretty eye level display cabinets, double glazed window to rear garden, coved ceiling.

Utility Room

8' 5" x 4' 9" (2.57m x 1.45m)

Fitted along one side with matching white panel fronted floor units with laminate work surfaces incorporating a stainless steel sink with mixer taps and drainer, space with plumbing for an automatic washing machine, space for the housing of an upright fridge freezer, ceramic tiled flooring, double glazed outer door to side gardens, wall mounted Vaillant combination gas central heating boiler.

Sun Lounge Conservatory

16' 4" x 9' 10" maximum (4.98m x 3.00m maximum)

Approached from the breakfast room, modern white PVC double glazed sun lounge extension surmounted onto cavity brick plinth outer walls, French door opening in to the rear gardens, electric power and light.



First Floor Landing

Approached via a carpeted single flight staircase leading to a spindle balustrade main landing, access to roof space, double built-in wardrobe, coved ceiling.

Master Bedroom One

18' 11" x 13' 4" narrowing to 8' 5" (5.77m x 4.06m narrowing to 8' 5")

Stylish flooring, contemporary range of white high gloss finished wardrobes with mirrored fronts along one wall, two double glazed windows overlooking the quiet frontage close, two double radiators. Stylish chrome light switches and power points.

Ensuite Bathroom

9' 2" x 7' 8" (2.79m x 2.34m)

A most impressive contemporary and stylish new white suite with charming ceramic tiled walls and floor, comprising large shaped Jacuzzi bath with chrome mixer taps, chrome overhead shower unit, rail and curtain over, wall mounted contemporary shaped wash hand basin with chrome mixer taps and pop-up waste, slim line W.C., bidet, double glazed window to side, extractor fan, radiator.



Bedroom Two

13' 11" x 11' 10" (4.24m x 3.61m)

Double glazed window with outlooks on to the quiet frontage close, coved ceiling, full range of panel fronted wardrobes along two walls providing extensive storage space, coved ceiling, and radiator.

Ensuite Bathroom

11' 10" narrowing to 8' 5" x 6' 8" narrowing to 3' 11" (3.61m narrowing to 8' 5" x 2.03m narrowing to 3' 11")

White suite with largely ceramic tiled walls and ceramic tiled floor, comprising panel bath with chrome mixer taps, W.C. with concealed cistern, wash hand basin with built out vanity unit, double size shower cubicle with chrome shower unit, double glazed window to side, radiator, extractor fan.

Bedroom Three

11' 11" x 10' 2" (3.63m x 3.10m)

Double glazed window to rear, double radiator.

Bedroom Four

12' 2" x 10' narrowing to 8' 8" (3.71m x 3.05m narrowing to 8' 8")

Into a recess. Double glazed window to rear, radiator, and range of fitted wardrobes.



Ensuite Shower Room

7' 8" x 7' 5" (2.34m x 2.26m)

Stylish and contemporary remodelled white suite with ceramic tiled walls and wet room style floor, comprising slim line W.C., wall mounted wash hand basin with chrome mixer taps and pop-up waste, walk in wet room style ceramic tiled shower with chrome shower unit, rail and curtain over, double glazed window, extractor fan.

Family Bathroom

8' 2" x 6' 8" (2.49m x 2.03m)

Modern white suite with ceramic tiled floor and part ceramic tiled walls, comprising panel bath with chrome mixer taps and pop-up waste, W.C. with concealed cistern, wall mounted wash hand basin with chrome mixer taps, pop-up waste and a built out vanity unit, separate ceramic tiled shower cubicle with chrome shower unit, extractor fan.

Outside

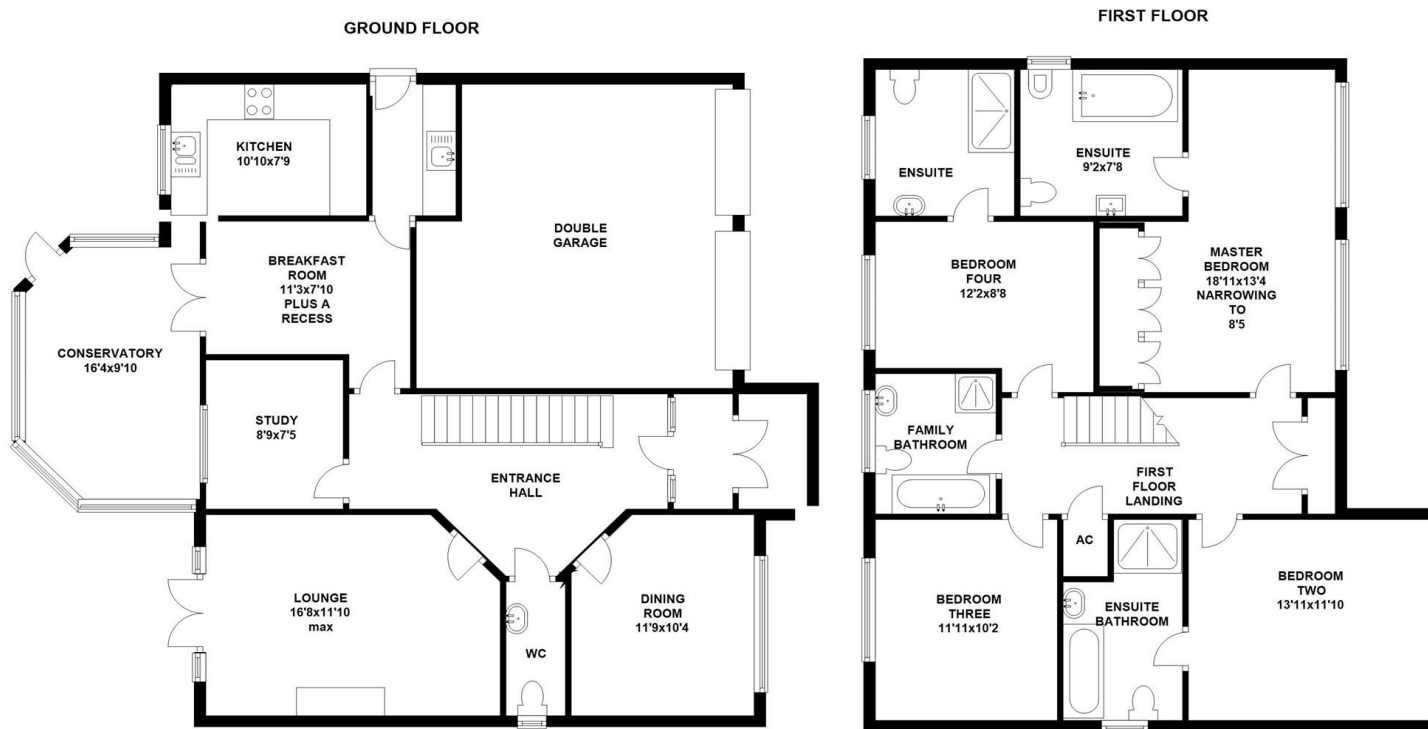
Front Gardens

Double Garage

Rear Garage







798 Newport Road, Rumney, CARDIFF, South Glamorgan, CF3 4FH

EPC Rating: C.

Property Ref:RUM301724 - 0001



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