

Bridge Road,

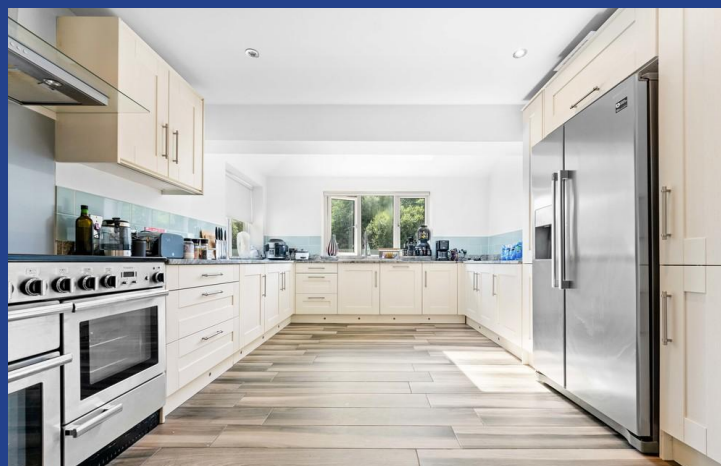
Old St. Mellons, Cardiff, CF3 6UY



Estate Agents and
Chartered Surveyors

Asking Price Of

£735,000



Detached House



Property Description

Situated on a larger than average plot in the ever popular area of Old St. Melons upon Bridge Road this five bedroom detached self build is a MUST SEE. The property offers modern fixtures and fittings and is immaculately presented throughout, ideal for a larger family with an impressive front and rear garden with gated access for additional security, top of the range kitchen and bathrooms and is overall well polished. Internally the property accommodation briefly comprises; entrance hall, three reception rooms, kitchen utility room, downstairs WC and office/bedroom five all to the ground floor. To the first floor you will find four further bedrooms and a family bathroom. The master bedroom further benefits from an en suite shower room.

Tenure Freehold

Council Tax Band H

Floor Area Approx 2,034 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

Located approximately 5 miles north of the city centre in one of the most desirable and affluent areas of the city. It benefits from excellent access by car to a wide range of local amenities in Pontprennau and to the M4 Motorway at Junction 30 (Cardiff Gate). Waitrose is just 1 mile away. The nearest railway station is in Llanishen, providing direct services to Cardiff Central station. St Mellons Golf Club and Cefn Mably Farm Park are also located nearby.

ENTRANCE

Gated access to two driveways providing parking for numerous vehicles. Laid to lawn with paved pathway to front door and access to rear garden. Boundary wall and fence. External lighting.

HALLWAY

Entered via upvc double glazed front door into impressive entrance hallway. Turning staircase to first floor with under stair storage cupboard. Doors to lounge, study/sitting room, kitchen/breakfast room, dining room, wc and storage cupboard. Radiator. Tiled flooring with underfloor heating.

LOUNGE

25' 11" x 11' 9" (7.90m x 3.60m)
Upvc double glazed bay window to front, French patio doors to conservatory. Feature log burner with stone surround and slate hearth. Radiator.

KITCHEN/BREAKFAST ROOM

17' 4" x 11' 9" (5.29m x 3.60m)
A modern shaker style kitchen fitted with a range of base and eye level units incorporating one and a half bowl ceramic steel sink and drainer, with complementary granite work surfaces. Fitted Rangemaster cooker with extractor hood over. American fridge/freezer. Integrated dishwasher. Low level oil fired central heating boiler. Spotlights. Column radiator. Upvc double glazed windows to side and rear with lovely outlook, Velux window to rear. Tiled flooring and splash backs. Door to:

UTILITY ROOM

8' 8" x 5' 1" (2.66m x 1.57m)
Fitted base and eye level units incorporating ceramic sink and drainer with complementary granite work surfaces. Integrated fridge, freezer and washer/dryer. Tiled flooring and splash backs. Radiator. Upvc double glazed window and external door to side.

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DINING ROOM

17' 6" x 10' 4" (5.34m x 3.17m)

Upvc double glazed French patio doors to rear garden. Radiator. Tiled flooring with underfloor heating. Opening to conservatory.

CONSERVATORY

13' 5" x 11' 3" (4.09m x 3.45m)

Upvc double glazed windows to all aspects with external door to side. Tiled flooring. Column radiator.

STUDY/SITTING ROOM/BEDROOM FIVE

10' 9" x 9' 6" (3.28m x 2.90m)

Upvc double glazed window to front. Radiator.

WC

4' 10" x 4' 3" (1.49m x 1.32m)

Modern wall mounted low level wc and floating vanity wash hand basin. Ladder radiator. Tiled flooring and splash backs. Upvc double glazed window to side.

FIRST FLOOR

16' 1" x 11' 2" (4.91m x 3.41m)

LANDING - An open-plan galleried landing with doors to four double bedrooms and family bathroom. Double doors to airing cupboard. Upvc double glazed window to front with views. Radiator.

BEDROOM ONE

15' 1" x 11' 10" (4.62m x 3.61m)

Upvc double glazed windows to front and rear. Radiator. Door to en-suite.

ENSUITE

10' 11" x 6' 4" (3.34m x 1.94m)

A stylish suite to include wall mounted low level wc, double bowl vanity unit, double shower unit with mixer shower over. Fully tiled walls and flooring. Spotlights and extractor fan. Fitted mirror with LED backlight. Ladder radiator. Two upvc double glazed windows to rear.

BEDROOM TWO

10' 5" x 10' 5" (3.19m x 3.19m)

Upvc double glazed window to rear with views. Radiator.

BEDROOM THREE

11' 10" x 10' 5" (3.62m x 3.19m)

Fitted wardrobes to two walls. Upvc double glazed window to rear with views. Radiator.

BEDROOM FOUR

10' 8" x 9' 6" (3.27m x 2.91m)

Feature vaulted ceiling with upvc double glazed window to front. Radiator.

BATHROOM

10' 4" x 6' 2" (3.16m x 1.88m)

Tastefully designed suite comprising; wall mounted low level wc, vanity wash hand unit, and fitted bath with tiled side panel, glass screen and mixer shower over. Fully tiled walls and flooring. Spotlights and extractor fan. Fitted mirror with LED backlight. Ladder radiator. Upvc double glazed windows to side.

OUTSIDE

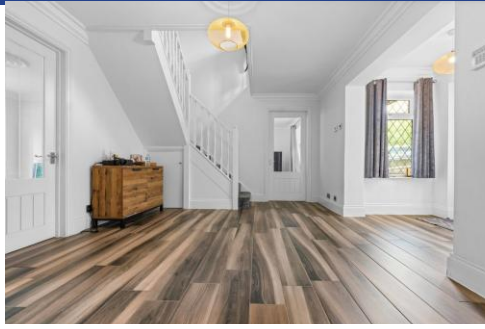
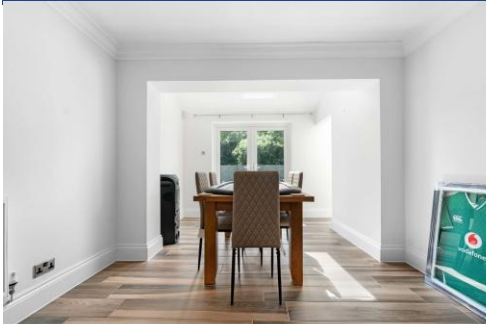
Rear Garden

Private South-Westerly facing side and rear gardens mainly laid to lawn with paved patio areas. External power points and lighting. Outside tap. Boundary fence. Oil tank.

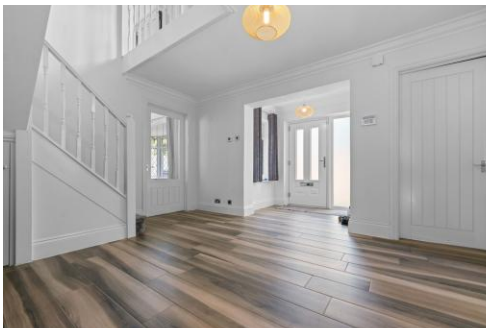
Double Garage

An up and over electric garage door. Light and power. uPVC double glazed window and external door to rear.

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THE FORGE, BRIDGE ROAD, OLD ST MELLONS, CARDIFF CF3 6UY

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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