



VAENDRE COURT

OLD ST MELLONS

A dark, rectangular metal sign is mounted on a rough-hewn stone wall. The sign features the words "VAENDRE" and "COURT" in a raised, serif font, arranged in two lines. The sign is secured with four screws. To the left, a portion of a blue metal fence is visible. To the right, a red lattice fence is partially seen. The background shows a blurred residential building and greenery.

VAENDRE
COURT



VAENDRE COURT

OLD ST MELLONS, CF3 0UJ - £2,750 PCM

 4 bedroom(s)  3 bathroom(s)  2251.13 sq ft

JeffreyRoss are pleased to bring to the market this exceptionally presented executive 4 bedroom family home set on the outskirts of Old St Mellons providing excellent commuter links for M4/A48 and within short distance to Cardiff Gate. This property offers spacious living accommodation throughout covering over an impressive 2,251sq2. Vaendre Court is an exclusive, gated development of just six houses enviably located at the tip of Old St. Mellons and accessed via Newport Road. Secluded, secure and spacious the development and property is a great opportunity for a large family. The property offers tremendous well proportioned living accommodation throughout. Accessed via security gates, the property is well appointed in a corner plot at the head of the development and accessed via a large driveway with parking for up to 3/4 cars and detached double garage with electric doors. Covered side access. The initial greeting of the house is rather impressive with open porch way with exposed staircase. Leading from the entrance hall is a large living room leading out with bi folding doors directly out to a beautifully enclosed and private rear garden. Continuing from the hallway is an extremely spacious contemporary fitted kitchen with breakfast bar, island and generous amounts of storage. A separate utility room is located off the kitchen with access to the rear garden. A large dining room is also located off this impressive kitchen. Downstairs is completed by a dedicated office or second reception room and WC. To the first floor the spacious living continues with 4 well proportioned bedrooms (ensuites to bedroom 1 & 3) and balconies overlooking both the front and over looking the rear garden and family bathroom. This property is offered furnished as seen or you have the option for unfurnished. First class primary and secondary school catchment.

EPC Rating: C
Council Tax Band: G

PROPERTY SPECIALIST


Mr Gwyn Davies
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Lettings Manager







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	84
England & Wales	EU Directive 2002/91/EC 	

















ENTRANCE HALLWAY

2.57m x 3.91m (8'5 x 12'10)

INNER HALLWAY

KITCHEN

4.50m x 5.84m (14'9 x 19'2)

DINING ROOM

3.25m x 5.26m (10'8 x 17'3)

LIVING ROOM

5.49m x 5.33m (18' x 17'6)

OFFICE

2.69m x 3.78m (8'10 x 12'5)

UTILITY ROOM

1.50m x 5.21m (4'11 x 17'1)

GROUND FLOOR WC

1.35m x 1.75m (4'5 x 5'9)

LANDING

BEDROOM 1 W/ENSUITE BATHROOM

4.24m x 5.18m (13'11 x 17')

BEDROOM 2

2.72m x 5.18m (8'11 x 17')

ENSUITE SHOWER ROOM

2.49m x 2.97m (8'2 x 9'9)

BEDROOM 3 W/ENSUITE SHOWER ROOM

4.19m x 3.05m (13'9 x 10')

ENSUITE SHOWER ROOM

2.51m x 2.18m (8'3 x 7'2)

BEDROOM 4

2.72m x 3.05m (8'11 x 10')

FAMILY BATHROOM

2.31m x 1.63m (7'7 x 5'4)

COUNCIL TAX BAND

Band G

SCHOOL CATCHMENT

My English medium primary catchment area is

Oakfield Primary School

English medium secondary catchment area is

Eastern High School

Welsh medium primary catchment area is

Ysgol Pen Y Pil

Welsh medium secondary catchment area is

Ysgol Gyfun Gymraeg Bro Edern



“ This property offers spacious living accommodation throughout covering over an impressive 2,251sq2. Vaendre Court is an exclusive, gated development of just six detached houses enviably located.

Comments by Mr Gwyn Davies

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3 Vaendre Lane, Old St. Mellons, CRF

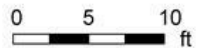
Main Building: Total Interior Area 2251.13 sq ft



Ground Floor



1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

www.jeffreyross.co.uk

Jeffrey Ross