



*Edeyrn's Well*

OLD ST MELLONS





## CHURCH ROAD, OLD ST MELLONS, CARDIFF, CF3 6YA



5 Bedrooms



3 bathrooms



2,500 sqft  
0.12 acre plot

JeffreyRoss are proud to offer to the market this stunning, Architecturally designed home in the sought after area of Old St Mellons. The property will be finished to an exceptional specification and benefits natural light from every angle. The property briefly comprises entrance hallway with feature floating staircase and glass balustrade, open plan living and family room, formal living room with feature glazed corner window perfect if you work from home. To the first floor are 4 sizeable bedrooms with bedroom two benefiting and ensuite and family bathroom. To the second floor is the master suite that benefits valuted ceilings, feature glazing with views over the church, dressing area and its own bathroom. This unique home sits in just over 0.12 of an acre plot and offers secure gated parking and a double garage.

The location is perfect for those looking to commute given the accesibility of Cardiff Gate and the M4 and well as local amenities in Pontprennau and Gastro public house down the road. This really is a home that ticks a all the boxes.

**£999,950 - FREEHOLD**





















Master Bedroom

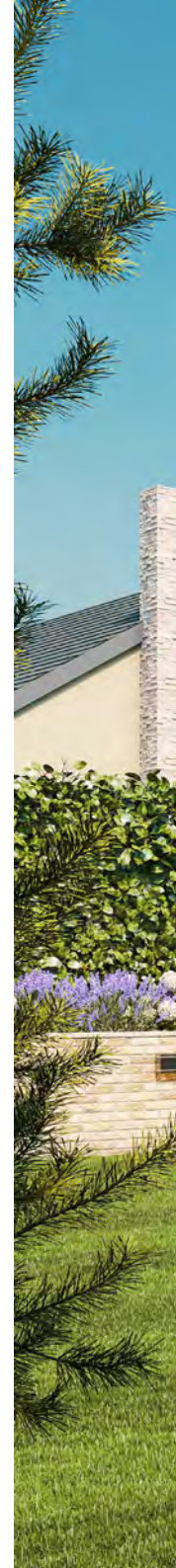








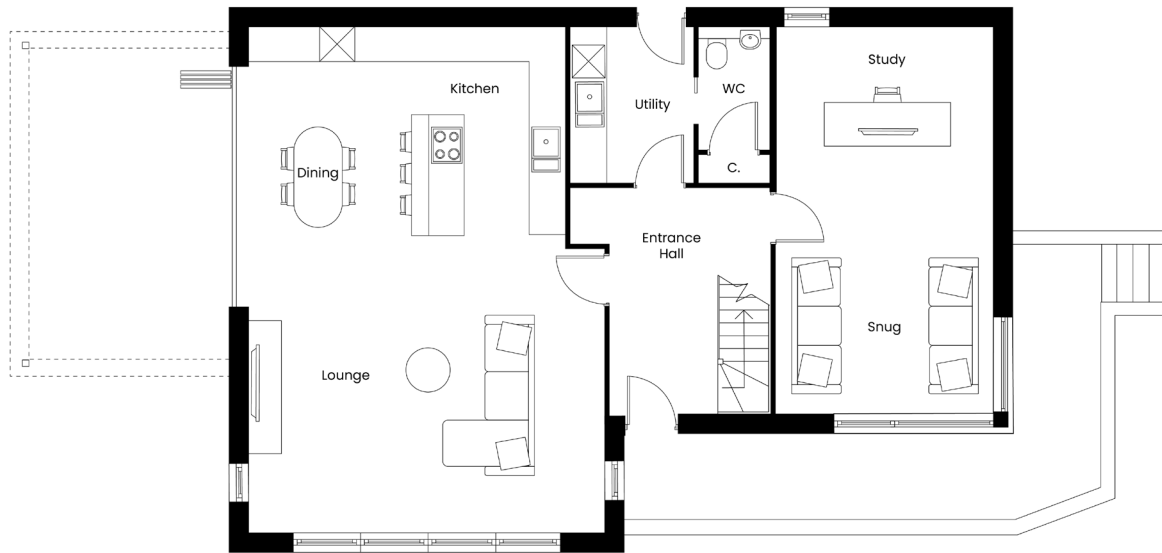




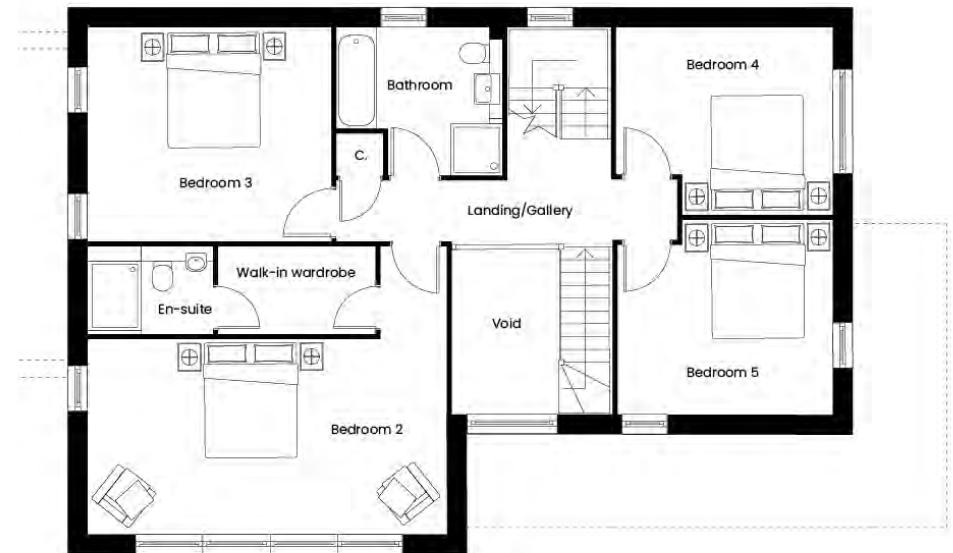




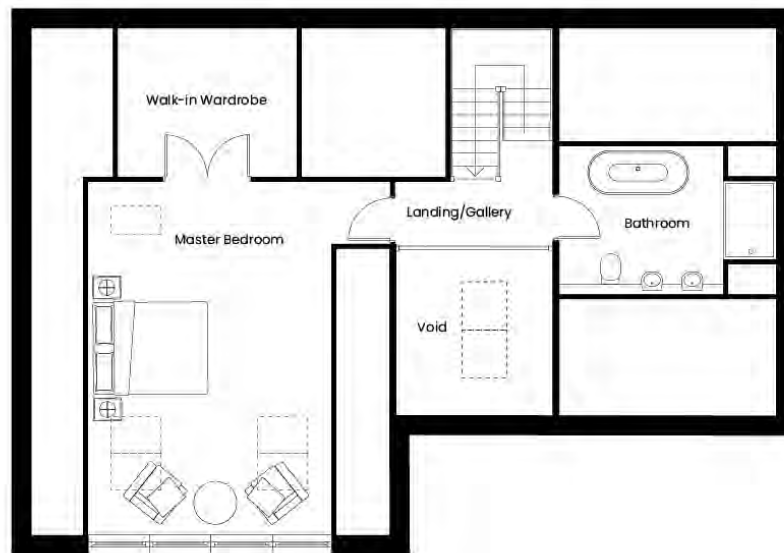




GROUND FLOOR PLAN



FIRST FLOOR PLAN



LOFT FLOOR PLAN

## Sap Calculation

(92 to 100)	<b>A</b>
(81 to 91)	<b>B</b>
(69 to 80)	<b>C</b>
(55 to 68)	<b>D</b>
(39 to 54)	<b>E</b>
(21 to 38)	<b>F</b>
(1 to 20)	<b>G</b>

**89**



## Room Measurements

### Entrance Hallway

#### Kitchen / Living / Dining

6.85 x 9.44 (22'5" x 30'11")

#### Utility / WC

2.74 x 3.45m widest points (8'11" x 11'3" widest points)

#### Lounge / Study

3.77 x 7.41m (12'4" x 24'3")

#### To the first floor

Doors to all bedrooms, stairs to second floor and master suite

#### Bedroom Two

6.85m x 5.39m (22'5" x 17'8")

#### Ensuite

#### Bedroom three

4.25 x 4.05m (13'11" x 13'3")

#### Bedroom four

3.33m x 4.05m (10'11" x 13'3")

#### Bedroom five

3.33m x 4.05m (10'11" x 13'3")

#### Bathroom

2.91m x 3.68m (9'6" x 12'0")

### Second Floor

#### Master Bedroom

5.24m x 6.28m (17'2" x 20'7")

#### Walk in wardrobe

3.10m x 2.56m (10'2" x 8'4")

#### Bathroom

3.14m x 3.67m (10'3" x 12'0")

## Driveway

Parking for several vehicles

### Gated driveway

Electric gates

### Double Garage

#### Garden

Good size south facing garden, private and links the living space very cleverly.

#### Electric Gates

Secure parking via electric gates.

#### Tenure

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

#### Council Tax

Band - TBC

### Design Specification

Take a closer look at what you can expect as standard in the exclusive home.

#### Kitchen -

Wren Infinity plus kitchen in Matt Black, handleless design on the small units and gold handles on the large units, be-spoke lighting under the worktops

#### Appliances

Oven and combi are Neff, finished in black and dark grey edges. Downdraft hob, integrated wine cooler in the island, Hot water tap and cut out sink

#### Worktops

Custom Fugen XL jumbo Calcutta Oro worktops and back splash. Waterfall ends with matching veins

#### Flooring

Large format Mandarin stone tiles - entrance, kitchen/diner, and all bathrooms. All bedrooms and snug will be carpeted

## Heating

Worcester Bosch Compress 2000 AWF 8kW Full Monoblock 1-Phase Heat Pump

### Bathrooms

Mandarin stone tiles, floor and half height on walls

### SAP rating

89B - super efficient new build.

### Construction

Timber frame

### Warranty

The property benefits a 10 years Build-Zone warranty.

### Reservation

A reservation fee of £5,000 is to be paid to secure the property and will be decuted form the purchase price on completion.

### Developer

Homes by JR are an exclusive new home developer that started in 2017, attention to detail and delievering proper-ties to proud of is something we stand for. Our partnership with Bishop Bayliss ensure projects are delievred on time and exceed clients expectations.

### Construction company

Bishop Bayliss Developments are a luxury home develop-er, which were incorporated in 2019, currently delivering high-quality homes across South Wales. With a strong focus on craftsmanship, attention to detail, and meet-ing the needs of clients and communities, the company consistently strives to create housing solutions that exceed expectations.





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