



BRIDGE ROAD

OLD ST. MELLONS







## BRIDGE ROAD

OLD ST. MELLONS, CF3 6UY - £850,000



4 bedroom(s)



3 bathroom(s)



2460.00 sq ft

**White Acre – A Distinctive, Luxurious Family Home in Historic Old St Mellons**

Set within approximately a quarter of an acre in the highly sought-after and historic village of Old St Mellons, White Acre is a truly bespoke and architecturally unique family residence. This exceptional property has been finished to the highest standards, boasting elegant decor throughout and an abundance of natural light that floods every corner.

From the expansive driveway - offering ample space for multiple vehicles - you're immediately welcomed into a home that perfectly balances luxury and functionality. The accommodation includes four generously sized double bedrooms, including a show stopping principal suite with balcony, and three beautifully appointed bathrooms. Two spacious reception rooms provide flexible living and entertaining space, while the impressive "Schuller" German-designed kitchen is a real focal point, featuring top-of-the-range fixtures and fittings.

Bi-fold doors at the rear open up to reveal a sunny, south-facing garden - an ideal haven for entertaining or relaxing. Whether dining al fresco on the expansive patio, enjoying the purpose-built covered outdoor decked (currently used as a cooking area) and hot tub space, or unwinding with a book and a glass of wine in the sun, this space truly caters to all lifestyles.

Additional features include a dedicated home office, a large utility room with extensive storage, a built-in fridge freezer, separate sink, and underfloor heating. A connecting door leads to the spacious integrated garage, complete with electric up-and-over door.

Situated on a quiet no-through road (Bridge Road), White Acre enjoys a peaceful setting within a designated conservation area. The location is ideal for commuters, offering excellent access to Cardiff Gate, the M4, and a range of local amenities. Well-regarded public houses are just a short stroll away, and the prestigious St. John's College.

### PROPERTY SPECIALIST

**Mrs Amanda Trinder**

[amanda@jeffreycross.co.uk](mailto:amanda@jeffreycross.co.uk)

Senior valuer












### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

































**ENTRANCE HALL**

**HALLWAY**  
2.57m x 3.86m (8'5" x 12'8")

**SECOND RECEPTION ROOM**  
4.85m x 6.93m (15'11" x 22'9")

**BEDROOM TWO**  
3.43m x 5.16m (11'3" x 16'11")

**EN-SUITE**  
1.85m x 2.62m (6'1" x 8'7")

**BEDROOM FOUR**  
2.64m x 4.29m (8'8" x 14'1")

**BEDROOM THREE**  
3.84m x 3.33m (12'7" x 10'11")

**SHOWER ROOM**  
2.79m x 2.21m (9'2" x 7'3")

**SECOND FLOOR**

**MASTER SUITE**  
11.25m x 4.34m (36'11" x 14'3")

**EN- SUITE**  
3.05m x 3.58m (10'0" x 11'9")

**LIVING ROOM**  
4.34m x 4.32m (14'3" x 14'2")

**DINING ROOM**  
3.84m x 3.00m (12'7" x 9'10")

**KITCHEN**  
2.74m x 7.57m (9' x 24'10")

**UTILITY ROOM**  
2.95m x 3.48m (9'8" x 11'5")

**OFFICE**  
2.74m x 2.41m (9'0" x 7'11")

**INTEGRAL GARAGE**  
3.43m x 6.65m (11'3" x 21'10")

**TENURE**  
Freehold - This is to be confirmed by your legal advisor

**COUNCIL TAX**  
Band E

**SCHOOL CATCHMENT**  
St Mellons C.W. Primary School (year 2024-25)  
Eastern High School (year 2024-25)  
  
Ysgol Gynradd Gymraeg Pen Y Groes (year 2024-25)  
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)



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Family Home in Historic Old St Mellons.

Comments by Mrs Amanda Trinder ”





# Bridge Rd, Old St Mellons, CRF

Main Building: Total Interior Area Above Grade 2460.32 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](http://www.jeffreyross.co.uk)

Jeffrey Ross