



Cefn View

Began Road | Old St Mellons | Cardiff | South Glamorgan | CF3 6XL

FINE & COUNTRY



Step inside

Cefn View

Guide price £975,000

This beautiful, extended, four-bedroom cottage enjoys a semi-rural location in prestigious Began Road, on the edge of Old St Mellons, just a 20-minute drive from Cardiff city centre.

A much-loved family home, the vendors have tastefully improved and enlarged it, from one of a pair of semi-detached, nineteenth century farmworkers' cottages, part of the Cefn Mably estate. "We bought it in 1999 and we have extended it twice since then, once in about 2002 and again in 2008/9. We didn't intend to stay as long as we have, but because it has been such a wonderful, semi-rural location to bring up a family, we ended up enlarging it as we needed more space. It's very quiet, very private and it has a big garden, perfect for football pitches and dens. It is a very social house, with a big kitchen and lots of party space for both adults and children."

Cefn View sits in approximately one third of an acre of gardens, in an area which is popular with families, with St John's College independent co-educational day school within walking distance and St Mellons Church in Wales primary school also nearby.

The quiet country lanes around the property are ideal for cycling and jogging and there are lovely walks in the area. It's a short stroll to the local pub the Cefn Mably Arms and there is the convenience of a farm shop at Cefn Mably Farm Park, also within walking distance. The area benefits from easy access to the M4, bringing Newport, Cardiff and Bristol within commuting distance and facilitating easy access to London, for those working from home there is the advantage of superfast Broadband.

STEP INSIDE:-

The superbly presented accommodation combines traditional cottage charm with contemporary elegance. A lovely, welcoming entrance hallway with a central oak beam and slate flooring opens from a charming, oak framed entrance porch with reclaimed flagstone flooring. The characterful living room, in the original part of the house, has a spectacular brick-built open fireplace with an oak beam over and a reclaimed flagstone hearth, on which there sits a Villager log burning stove. The room has a central, painted beam. A large window overlooks the front of the property and at the rear, a glazed door opens to the dining room. On the wall next to this door, a feature has been made of an old bread oven door.

The delightful dining room, part of the initial extension, has traditional flagstone flooring and two pairs of French doors opening to a gorgeous Italian-style rear patio. Natural light floods into the dining room from a Velux window in the roof. "It is a light and airy space, a bit like a garden room."

From the dining room a door opens to an inner hallway, from which a wooden latch door leads to the stunning kitchen/diner in the newest part of the house. This room can also be accessed directly from the main hallway. The room is filled with natural light from two Velux rooflights, wooden double glazed windows to the front and side (with solid oak windowsills) and French doors. The kitchen is fitted with stylish bespoke hand-made base units painted in Farrow & Ball Worsted, under black granite worktops, incorporating a Belfast sink.



There is an electric range-style cooker and an inbuilt dishwasher, plus space for an upright fridge/freezer. Contemporary grey slate tiles have been chosen for the flooring and the room features exposed painted ceiling beams and an open fireplace with an oak beam over and a slate and brick hearth. This houses a Villager wood burning stove.

Easily accessible from the kitchen is a utility room with fitted wall and base units, a Belfast sink, grey slate flooring, space and plumbing for a washing machine and space for a tumble dryer. There is also a useful walk-in larder, located off the back of the dining room. A stable door from the inner hallway gives access to the rear patio.

Next to the utility room is a shower room and off the main entrance hallway there is a downstairs cloakroom. Stairs rise from the entrance hallway to a landing lit by a sun tunnel and a window to the front elevation. The landing showcases some of the exposed stonework of an original exterior wall.

The superb principal bedroom has a vaulted ceiling and features oak beams. There is a window to the side elevation, with a deep oak window ledge. French doors open to a Juliet balcony which overlooks the back gardens. There is a stylish, modern ensuite bathroom, with a bath with a shower over and a washbasin on a purpose-built tiled pedestal.

The three further double bedrooms include one in the original cottage, which has a lovely Victorian wrought iron fireplace. Another has a range of bespoke built-in furniture along one wall and the third is a charming room with a vaulted ceiling, exposed, painted roof trusses and two windows to the side of the house. These bedrooms share an attractive modern family bathroom, with a bath with a hand-held shower and a vanity basin on a wooden vanity unit.







Step outside

Cefn View

A wooden five bar gate leads from Began Road onto a gravelled area, with parking for at least four cars and giving access to a double garage clad in Welsh larch and with electric doors. To one side of the gravelled area are shrub borders and a feature well, built of reclaimed river stone. There is a log store alongside the garage.

The lovely gardens are screened by high hedging, bamboo and large, established trees, providing a private space to relax and enjoy the semi-rural surroundings. The gardens have been fenced to make them safe for the vendors' dog. There are views from the front of the property over open fields and from the back, the house looks over nursery greenhouses towards the Cefn Mably estate.

Lying to the side of the house is a level lawned area, featuring mature shrubs, such as hydrangeas and a variety of trees, including fruit trees, eucalyptus and several pretty magnolias. "The lawn is on the southern side of the house and it is a sunny spot to sit out in the daytime. In the evenings the sun moves round to the back of the house where the courtyard garden is and that makes a sheltered sun trap for a sundowner."

The Italian-style, paved courtyard is sheltered by a wooden pergola with wisteria growing over it. It can be accessed from the French doors from the dining room and makes a wonderful outdoor dining and entertaining space.

DIRECTIONS

What3words: ///supported.workbench.digestion



Began Road, CF3

Approximate Area = 2458 sq ft / 228.3 sq m

Limited Use Area(s) = 34 sq ft / 3.2 sq m

Garage = 470 sq ft / 43.7 sq m

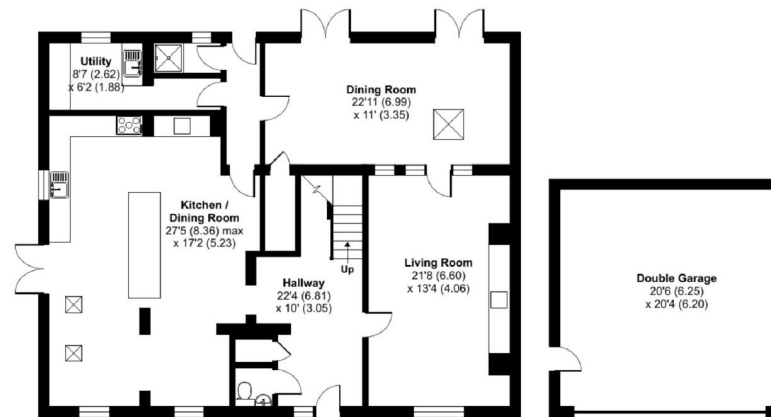
Total = 2962 sq ft / 275.2 sq m

For identification only - Not to scale



Denotes restricted head height

FIRST FLOOR



GROUND FLOOR

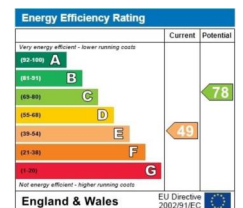


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Archer & Co. REF: 1024983

Postcode: CF3 6XL | Tenure: Freehold | Tax Band: F | Authority: Cardiff | Heating: Oil | Drainage: Private



*Internet speed according to the BT Availability Service using the postcode and landline
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