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herbert r thomas

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5 Old Mill Drive

St. Fagans

Cardiff

CF5 6HN



## 5 Old Mill Drive

Asking price **£675,000**

A well-proportioned and presented, extended, five bedroom, three reception room, detached executive family home, situated in a sort after and convenient location.

Spacious, extended, five bedroom detached family home

Well presented and maintained accommodation throughout

Offered to the market for the first time since new

Excellent living and bedroom accommodation ideal for a large or growing family

Three reception rooms plus kitchen/breakfast room

Utility room, ground floor shower room and integral double garage

Five bedrooms (four doubles) bedroom one with dressing area plus ensuite. Bedroom two, also with ensuite

Sort after and convenient location with excellent commuting options

Viewings highly recommended









This extended executive detached family home is offered to the market for the first time since it's construction. It offers well-proportioned living and bedroom accommodation ideal for a large or growing family. It is situated in a sort after location with excellent commuting options into Cardiff or the M4.

The well presented accommodation briefly comprise: an ENTRANCE HALLWAY with stairs rising to a first floor gallery landing. Double doors lead into the dual aspect LOUNGE, with box bay window to front and French doors flanked by windows giving access and views into the rear garden. A gas real flame fire is set within a feature fireplace. Further double doors lead into the DINING ROOM which also has French doors leading into the rear garden. Doors from the dining room and entrance hall lead into the KITCHEN/BREAKFAST ROOM. It offers a fitted range of base, wall-mounted and larder units. Integrated range of appliances, including double oven and a four burner gas hob with cooker hood over.

Double doors and windows lead into the GARDEN ROOM extension. This light and airy room is triple aspect and has skylights to both sides. It is an excellent addition creating a semi-open plan KITCHEN/BREAKFAST/LIVING ROOM. Also off the kitchen is a useful UTILITY ROOM which has a pedestrian door to side. A further range of fitted base and wall mounted units, plus space and plumbing for white goods. A door leads into the integral double GARAGE which has two single up and over doors from the driveway plus a fitted range of kitchen storage units. Finally, off the

entrance hall is a ground floor SHOWER ROOM with white three-piece suite.

The first floor gallery landing gives access to the bedroom accommodation. BEDROOM ONE is a generous size double bedroom with dressing area and an extensive fitted range of wardrobe and bedroom furniture. It benefits from an upgraded ENSUITE SHOWER ROOM with white three-piece suite and full tiling to floor and walls. BEDROOM TWO has two windows overlooking the rear garden and has fitted plus built-in wardrobe furniture and also benefits from an ENSUITE SHOWER ROOM with white three-piece suite and full tiling to floor and walls. BEDROOM THREE has two windows to front,

plus built-in wardrobe cupboards. BEDROOM FOUR and BEDROOM FIVE are located at the rear of the property, Bedroom five is currently used as a home office/study. The FAMILY BATHROOM has a white three-piece suite with mixer tap/shower attachment over the panel bath.

Outside to the front of the property is off-road parking on a paved driveway plus a lawn garden boarded by neat laurel hedgerow with shrub and tree specimens. To the rear is an enclosed garden with a flagstone made patio extending from the rear of the property out onto a lawn. The garden is boarded by mature hedgerow. It lies in a westerly direction enjoying the afternoon and evening sun.





## Directions

From Cardiff travel on the A4119 through Llandaff, passing turnings to Danescourt and Radyr. After approximately one mile, opposite the left hand turning to St. Fagans, turn right into Rhydlafar. At the roundabout turn left. Take the first right onto Old Mill Drive and No.5 will be found on the left hand side.

What3words: expert.native.split

## Tenure

Freehold

## Services

Mains water, drainage, electric and gas.  
Council Tax Band H  
EPC Rating C

Viewing strictly by appointment through  
Herbert R Thomas

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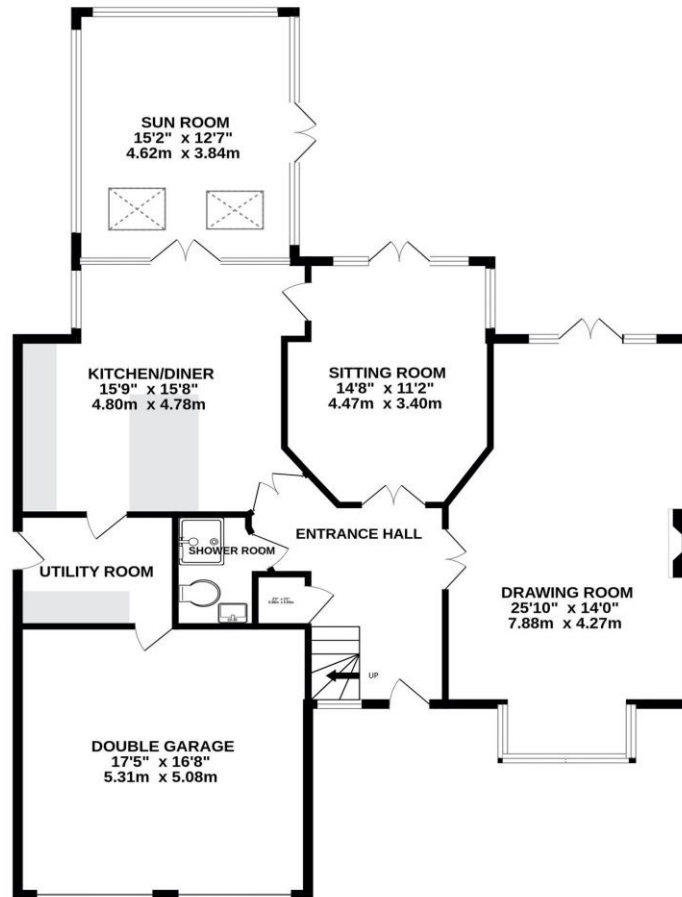
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

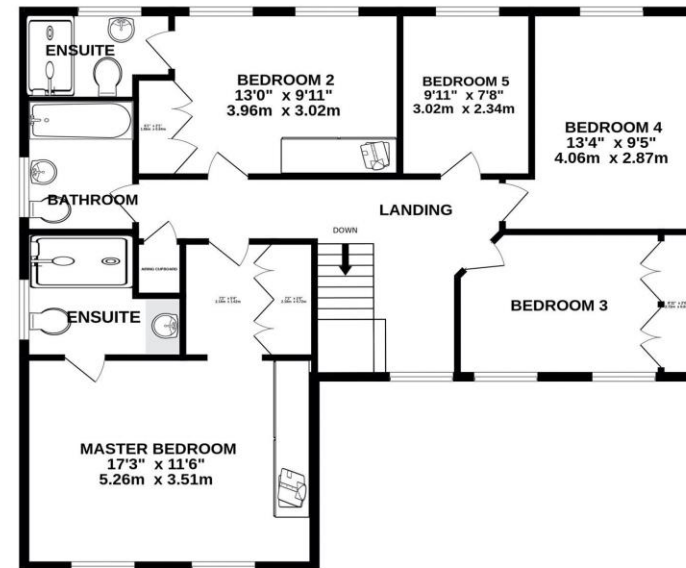




## GROUND FLOOR



## FIRST FLOOR



TOTAL FLOOR AREA : 2486sq.ft. (231.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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