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18 Ruperra Close
Old St. Mellons
Cardiff
CF3 6HX

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Asking price **Offers in Excess of
£950,000**

An individually designed, substantial 4/5 bedroom detached executive family home, set on a generous size garden plot measuring 0.42 of an acre. In a highly sought after district of Cardiff with excellent commuting options.

Well-proportioned, unique, detached executive family home.

Extended, refurbished and beautifully presented by the current owners.

A much-loved family home offered to the market for the first time in over 20 years.

Three reception rooms, plus impressive open plan extended kitchen/breakfast/living room.

Large and completely private enclosed landscaped garden plot measuring 0.42 of an acre.

Sought after village location on the periphery of Cardiff with excellent commuting options.

Four double bedrooms two with upgraded ensuite shower rooms and family bathroom.

Viewings highly recommended.





This substantial detached executive family home is offered to the market for the first time in over 20 years. The property has been extended, refurbished and beautifully presented by the current owners. It offers well proportioned living and bedroom accommodation ideal for a large or extended family.

The property sits on a larger than average enclosed landscape garden plot which measures 0.42 of an acre. It is situated in a cul-de-sac of similar sized properties, within this sought after village on the periphery of Cardiff, which offers excellent commuting options.

The accommodation briefly comprises; a reception HALLWAY, with stairs rising to the first-floor gallery landing. Off the hallway are three reception rooms. The LOUNGE with French doors flanked by windows enjoying views and access into the rear garden has a gas real flame fire within a feature fireplace. Glazed double doors from the lounge lead into the generous size DINING ROOM with bay window to front enjoying views over the garden and driveway. The HOME OFFICE which could be used as a ground floor bedroom, also has French doors flanked by windows to front and a real flame fire within a feature fireplace. Adjacent to the home office is a large ground floor CLOAKROOM, housing a pale blue two-piece suite with fitted storage space and full tiling to floor and walls.

The hugely impressive open plan KITCHEN/BREAKFAST/LIVING ROOM is the hub of the house. It is flooded with light by floor to ceiling fitted picture windows, bi-fold doors and skylights leading out to the enclosed rear garden. The kitchen offers an extensive range of high gloss, handleless units with stone effect work surfaces, extending to a breakfast bar on the central island. A range of integrated appliances including double oven, induction hob with hood over, dishwasher and fridge/freezer. The kitchen has water under floor heating and the Velux windows are remote controlled with rain sensors. Off the kitchen is the UTILITY ROOM with pedestrian door to side it offers a further fitted range of

units, plus space and plumbing for white goods, and door into shelved pantry cupboard.

The large first floor GALLERY LANDING with window to front has double doors into a built-in airing cupboard. The property offers FOUR DOUBLE BEDROOMS. BEDROOM ONE enjoys views over the rear garden and benefits from a DRESSING AREA with fitted wardrobe units. It boasts a stylish, recently upgraded EN-SUITE SHOWER ROOM, with a white three-piece suite, including wash hand basin with storage below and tiling to floor and walls. BEDROOM TWO also benefits from an EN-SUITE SHOWER ROOM finished to the same high standard with full tiling to floor and walls and fitted storage units. The equally impressive FAMILY BATHROOM has a white four piece suite including large

double ended bath, separate shower enclosure with mains powered shower, tiled flooring and extensive splashback tiling to walls.

The property is accessed via remote control double gates, which lead onto a resin laid driveway offering ample off-road parking ahead of the attached DOUBLE GARAGE. To the side of the driveway is a lawned garden with an abundance of mature shrubs and trees. To the rear is a large enclosed southerly facing garden plot which is extensively lawned with wraparound paved patio extending from the rear of the house. The garden is boarded by overlap wood fencing and manicured conifer hedgerows. The rear garden borders the neighbouring A48, Eastern Avenue.





Directions

From Junction 29 of the M4 travel south along the A48M. Take the first exit sign posted Pontprennau, take the third exit and proceed back along the A48 Eastern Avenue. Take the first exit. At the roundabout, take the third exit onto the B4487. At the traffic lights turn right onto Wern Fawr Lane. At the T Junction turn right onto Tyr Winch Rd. Turn right onto Bridge Road, Proceed to the bottom of the hill and turn left into Ruperra Close, Proceed into the development when number 18 will be found on the right hand side indicated by our for sale board.

What3words: flight.admiral.bricks

Tenure

Freehold

Services

Mains water, drainage, gas and electricity.

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		82 B
69-80	C	78 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.





Total area
3647 ft²

