



£615,000 Freehold

Ty'r Winch Road | Cardiff | CF3 5UX

Hern &
Crabtree

Nestled in the sought-after location of Ty'r Winch Road in Old St. Mellons, Cardiff, this impressive detached family home is a true gem. Conveniently situated within easy reach of local amenities including schools, bus stops, shops, the M4, and the A48, this property combines the tranquillity of a residential area with the convenience of urban living.

The ample accommodation comprises an entrance hall, cloakroom, lounge / sitting room, conservatory, dining room, kitchen, utility and a family room to the ground floor. This property offers ample space for comfortable living with four double bedrooms, including an en suite to the primary bedroom, and a family bathroom. The enclosed rear garden offers a private sanctuary for relaxation or entertaining guests and the gated driveway provides parking for up to four vehicles.

Don't miss the opportunity to make this stunning detached house your new home in Cardiff.



Entrance Hall

Entered via a double glazed wood door to the front with matching windows either side into the hallway. Stairs to the first floor, under stair cupboard, radiator, tiled flooring. Doors to:

Cloakroom

WC, wash basin, double obscure glazed window to the rear, radiator. Part tiled walls, tiled floor.

Lounge / Sitting Room 25'10 x 11'8 max

Double glazed windows to the front, cast iron wood burning stove. Two radiators, french doors to the conservatory.

Conservatory 9'11 x 10'3

Double glazed glass pitched roof, double glazed windows overlooking the rear

garden. Double glazed door leading out to the garden. Tiled flooring, radiator.

Dining Room 13'6 x 10'11

Part open plan to the kitchen. Double glazed windows to the front, radiator, oak wood flooring. Cast iron gas fireplace with surround. Door to family room.

Kitchen 8'11 x 9'8 max

Double glazed windows to the rear and to the side. Wall and base units with complimentary granite work tops over. Five ring gas hob, cooker hood fitted over, tiled splash backs. Twin Belfast sink with an instant hot water boil filter tap. Food waste disposal 'InSinkErator'. Wine cooler fridge. Three integrated 'Neff' ovens and integrated grill. Integrated fridge freezer. Integrated pull-out larder cupboard. Quartz tiled floor,

stable door leading out to the rear garden. Door to the utility. Under lights to the wall units. Small breakfast bar.

Utility 13'10 x 5'6

Double obscure glazed window to the side. Plumbing for washing machine, space for further appliances. Space for fridge freezer. Further base storage units, radiator, vinyl floor.

Family Room 12'9 x 13'11

Door from the dining room. Double glazed windows to the front, radiator.

First Floor

Stairs rise up from the entrance hall, wooden hand rail and spindles.

Landing

Dog-leg staircase with a half landing and double glazed window to the rear. Loft access hatch. Built-in double cupboard with linen shelves. Radiator.

Bedroom One 11'9 x 14'5

Double glazed bay windows to the front, fitted wardrobes, radiator, door to en suite.

En suite 7'1 x 7'7

Double obscure glazed window to the front. Spa bath with central mixer tap, WC, wash basin. Shower quadrant to recess, heated towel rail, mirrored vanity cupboard. Tiled walls and floor.

Bedroom Two 10'6 x 9'3

Double glazed window to the front, radiator, fitted wardrobes.



Bedroom Three 11'6 x 7'6

Double glazed window to the rear, radiator.

Bedroom Four 9'9 x 9'10

Double glazed window to the rear, radiator. Fitted wardrobes.

Bathroom 5'5 x 6'9 max

Double obscure glazed window to the rear. P-shaped bath with an electric 'Mira' shower over and glass screen. WC, wash basin, mirrored vanity cupboard. Tiled walls and floor, heated towel rail.

External

Front

Approached via double gates with railings. Lawn to either side of the driveway. Key block driveway, mature shrubs, trees and flower borders. Storm porch to the front of the property with outside light. Outside

power point. Gate access to the rear garden.

Rear Garden

Accessible via the conservatory or the kitchen. Landscaped garden with stone paved patio, raised lawn with wooden sleeper retaining wall. Mature shrubs, trees and flower borders. Outside light and cold water tap. Side path with an additional cold water tap. gate leading out to the front of the property. Purpose built storage shed.

Additional Information

We have been advised by the vendor that the property is Freehold.

EPC - D

Council Tax band - H

Disclaimer: The property title and lease details (including duration and costs) have been supplied by the seller and are not

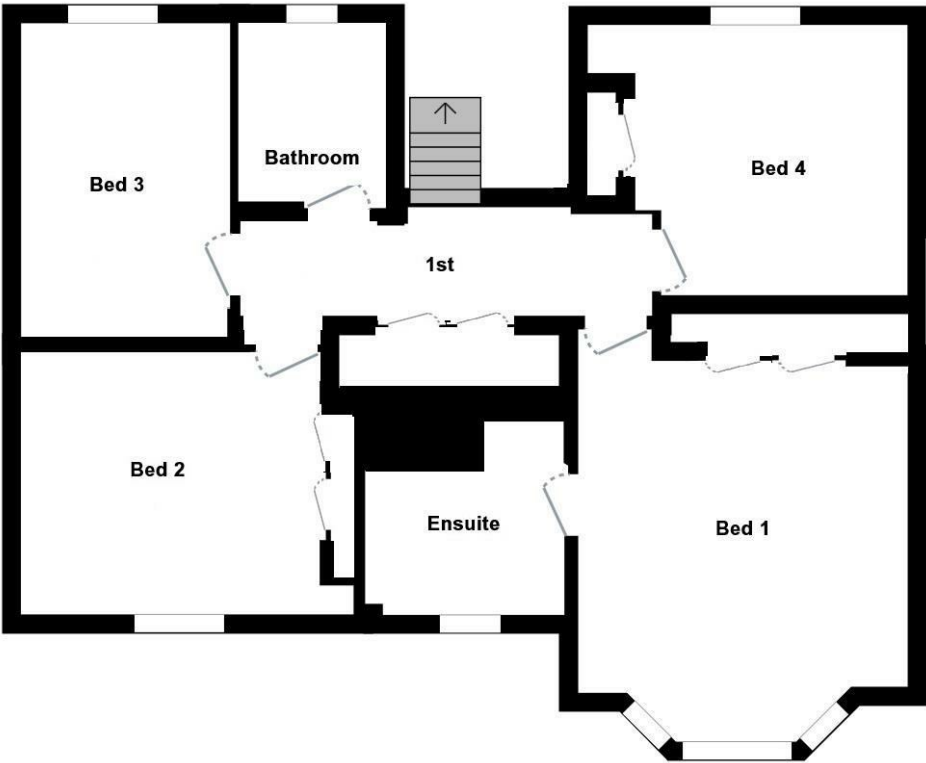
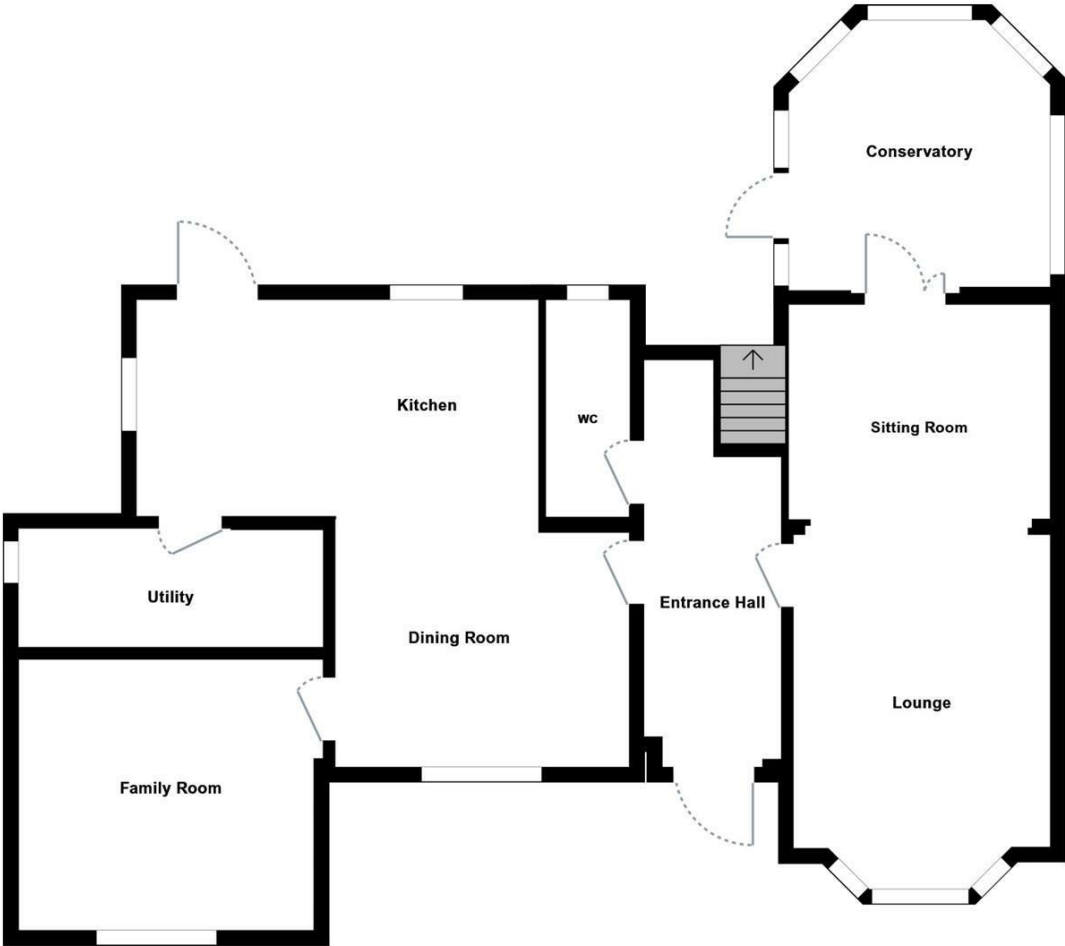
independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by

vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.

Directions

https://maps.app.goo.gl/EcbPrK7PjbUMFA3M_g_st=com.google.maps.preview.copy





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current

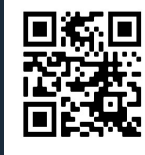
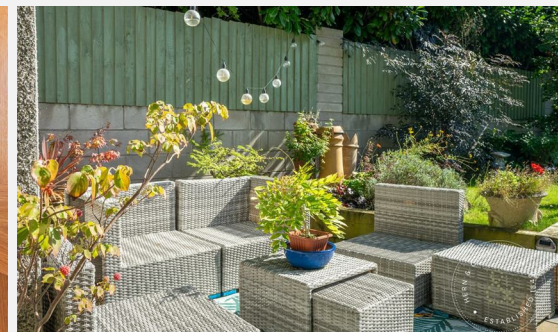
Potential

68

79

England & Wales

EU Directive 2002/91/EC



304 Caerphilly Road, Heath, Cardiff, CF14 4NS
Tel: 02920 620 202 Email: heath@hern-crabtree.co.uk

<https://www.hern-crabtree.co.uk>     

Hern & Crabtree

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.