
 5  2  3

Cae Glas House Ty'r Winch Road, Old St. Mellons Cardiff

£580,000

 black

02920 792888
rumney@peteralan.co.uk



About the property

A gable fronted five bedroom detached double fronted modern house, built in 1998, formally known as Cae Glas House, with elevations in facing brick, inset with white PVC double glazed windows, all beneath a pitched tiled roof. Melanie Cae Glas is a unique family home set back with wide and private entrance drive, gated and located off Tyr Winch Road in Old St Mellons. This versatile property provides extensive living space on two floors, including a a capacious family room (16'0 x 15'10), a lounge (23'0 x 14'3), a 15'10 kitchen and a large formal dining room (15'0 x 12'7). The property benefits gas heating with panel radiators, a drive way with space for several cars, and a level enclosed rear garden. The first floor comprises five bedrooms and two bathrooms, one being ensuite, plus a further adaptable room (13'0 x 11'0) which if added to bedroom five could provide a very spacious bedroom with an over all measurement of (23'5 x 13'0). A well proportioned detached family home located in highly sought after Old St Mellons. No onward chain!

Accommodation

Location

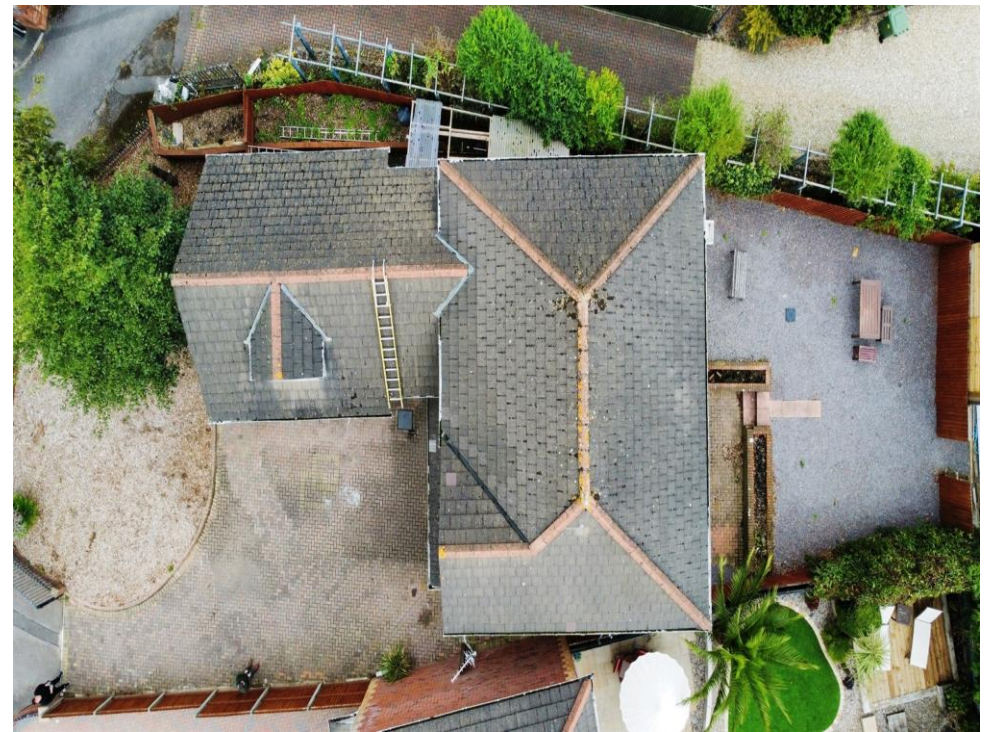
Within a short driving distance is an exit onto the A 48 Eastern Avenue, allowing fast travel to East and West Cardiff, the M4, Newport and Bristol. Old St Mellons is surrounded by picturesque country side, providing fine walks and impressive equestrian pursuits, whilst close at hand are some of the most popular Golf courses in the area, as well as St Johns College and Bassaleg High School.

This impressive home fronts a private residential road, well placed within walking distance to the village of Old St Mellons, with its four character pubs, a Petrol Station, a farmers market, Blooms garden centre, a Pharmacy and a Private School (St Johns College). Further local facilities include a soon to be built local railway Station which will provide fast travel to Cardiff Central Station and London Paddington. Also within the area is a popular local cafe (Milk & Sugar) located in the business centre, and Energy Gym. Also within walking distance are local Character Pubs including The Church Inn, The Tyr Winch Inn, The Poachers Arms and The Fox & Hounds. St Mellons Parish Church is also within easy walking distance, a Church in Wales's parish church in the Diocese of Monmouth in Old St Mellons, Cardiff, Wales.

Ground Floor

Entrance Hall

Approached via a part panelled double glazed front entrance door leading to a central hall with ceramic tiled flooring, coving, newly carpeted single flight staircase to first floor landing. Access to....





Downstairs Cloakroom

Walls largely ceramic tiled, white suite comprising wash hand basin and W.C., double radiator, PVC double glazed patterned glass window to side.

Lounge

23' x 14' 3" narrowing to 9' 4" (7.01m x 4.34m narrowing to 2.84m)

A principal reception room, inset with a semi circular bay with white PVC double glazed windows with outlooks across the frontage drive, approached from the entrance hall via a white traditional style panel door, coved ceiling, white PVC double glazed French doors with side screen windows overlooking and opening on to the rear gardens. Double radiator.

Dining Room

15' x 12' 7" narrowing to 8' 8" (4.57m x 3.84m narrowing to 2.64m)

This formal dining room has a large square opening that leads in to the window opening that leads in to the kitchen, coved ceiling, a white traditional style panel door that leads in to the kitchen, further double doors that lead in to the lounge, double radiator, two PVC double glazed windows which each overlook the rear gardens.

Kitchen



15' 10" x 11' 4" maximum (4.83m x 3.45m maximum)

Fitted along three sides with a full range of floor and eye level units with part ceramic tiled walls and ceramic tiled floor, incorporating a white Belfast style sink with chrome mixer taps, integrated stainless steel four ring gas hob beneath a concealed extractor hood, built-in fan assisted electric oven, space with plumbing for an automatic washing machine, space for a low level fridge, space for a low level freezer, PVC double glazed outer door providing access to the side and then on to the rear gardens, further white traditional style panel door leading in to the entrance hall, further white traditional style panel door leading to.....

Family Room

15' 10" x 16' (4.83m x 4.88m)

Formerly the garage, now converted in to a further reception room, spacious, and inset with three PVC double glazed windows - one with obscure glass with outlooks across the frontage entrance drive, large radiator. Built out walk-in store room housing a gas central heating boiler.

First Floor

Landing



Approached via a newly carpeted single flight staircase leading to a spindle balustrade central landing with access to roof space, coved ceiling.

Bedroom One

14' 3" x 11' 7" maximum (4.34m x 3.53m maximum)
PVC double glazed window with pretty coloured glass leaded upper lights with outlooks across the frontage drive and on to Ty'r Winch Road, radiator, coved ceiling, approached from the landing via a white traditional style panel door.

Ensuite Shower Room

Walls largely ceramic tiled, white suite comprising large ceramic tiled shower cubicle with chrome shower fittings and clear glass shower door, slim line W.C., corner mounted wash hand basin, double radiator, PVC double glazed window to front, coving, air ventilator.

Bedroom Two

10' 10" x 8' 10" (3.30m x 2.69m)
Approached from the landing via a white traditional style panel door. Coved ceiling, double radiator, PVC double glazed window with a rear garden outlook.

Bedroom Three



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

Approached via a white traditional style panel door, coved ceiling, double radiator, PVC double glazed window with a rear garden outlook.

Bedroom Four

8' 5" x 9' 1" maximum into an alcove (2.57m x 2.77m maximum into an alcove)

PVC double glazed tilt and turn window to side, radiator, coving, approached from the landing via a white traditional style panel door.

Bedroom Five

12' 5" x 12' 10" (3.78m x 3.91m)

Approached from an access dressing room which is further approached from the main landing, each by traditional style panel doors. Bedroom five has part vaulted ceilings, and benefits from a white PVC double glazed window with pretty coloured leaded upper lights and outlooks from a side angle across the frontage drive.

Entrance Room

13' x 11' (3.96m x 3.35m)

This room leads from the landing to bedroom five, includes a built out storage wardrobe, approached from the landing via a white traditional style panel door, but does not have a window. The ceiling is vaulted.



Family Bathroom

Walls largely ceramic tiled, white suite comprising panel bath with chrome mixer taps and chrome mixer shower fitment, rail and curtain over, shaped pedestal wash hand basin with chrome taps, slim line W.C., PVC double glazed patterned glass window to rear, double radiator.

Outside

Rear Garden

A square shaped rear garden, largely finished in stone beyond a narrow block paved entrance path, all enclosed by timber fencing along three sides.

•

Location

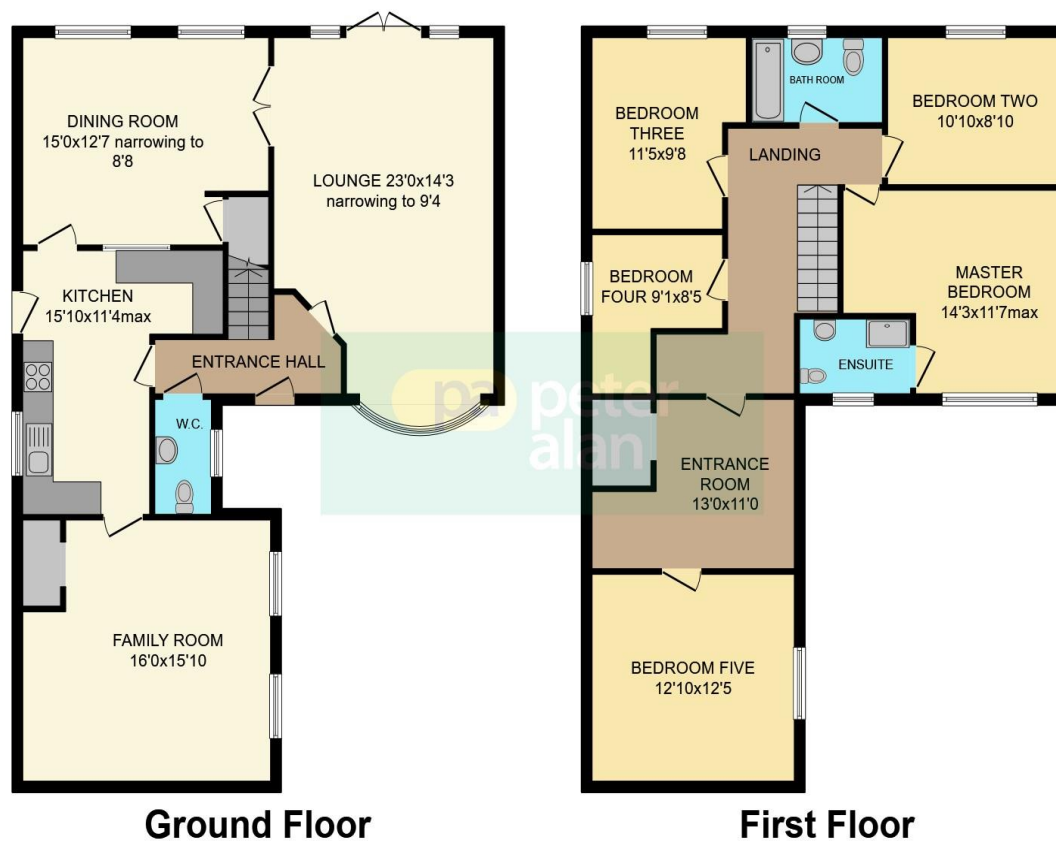
Within a short driving distance is an exit onto the A 48 Eastern Avenue, allowing fast travel to East and West Cardiff, the M4, Newport and Bristol. Old St Mellons is surrounded by picturesque country side, providing fine walks and impressive equestrian pursuits, whilst close at hand are some of the most popular Golf courses in the area, as well as St Johns College and Bassaleg High School.

This impressive home fronts a private residential road, well placed within walking distance to the village of Old St









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.