

 4  2  3

8 Ty'n-Y-Gollen Court, Old St. Mellons, Cardiff, CF3 5AA

£650,000

 black

02920 792888
rumney@peteralan.co.uk



A truly magnificent detached double fronted modern four bedroom house, lavishly re-modelled and professionally extended with a total value of £250,000, all within the last two years.

This totally unique family home was built in 2016 by Messrs David Wilson Homes, a reputable firm of National House Builders, and completed with a 10 year N H B C guarantee.

The property fronts a very well established and select close, well away from passing traffic, and comprising just 17 detached houses, inset with a pretty centre park priding a lovely aspect. Within a short driving distance is an exit onto the Eastern Avenue, providing fast travel to East and West Cardiff, and the M4.

The extensive range of recent improvements include a superb open plan kitchen, breakfast room and family room (19'7 x 19'7), installed in 2021 with an extensive range of stylish and contemporary floor and eye level units with Neff integrated appliances plus a boiling hot water tap and a Insinkerator. Corian work tops travel around the kitchen and centre onto a large Island unit with full width breakfast bar, whilst Mandarin Stone tiled floors lead onto the sunny family area, a superb social space, inset with large patio doors which overlook and open onto the stunning landscaped rear gardens.

Within the kitchen features include Franke sinks, touch sensor opening doors, a Neff Coffee maker, two fan assisted electric ovens, both self-cleaning, and a larder fridge and separate larder freezer. Total cost £90,000.

The utility room is also newly fitted (2021) with matching units, whilst off the main entrance hall is a stylish down stairs cloak room and a separate study which has been fully equipped with Sharps work station fittings installed in 2017. The charming lounge (18'9 x 12'2) has been beautifully fitted with solid oak floors (2022), and a large media wall with as Sonos surround sound system,

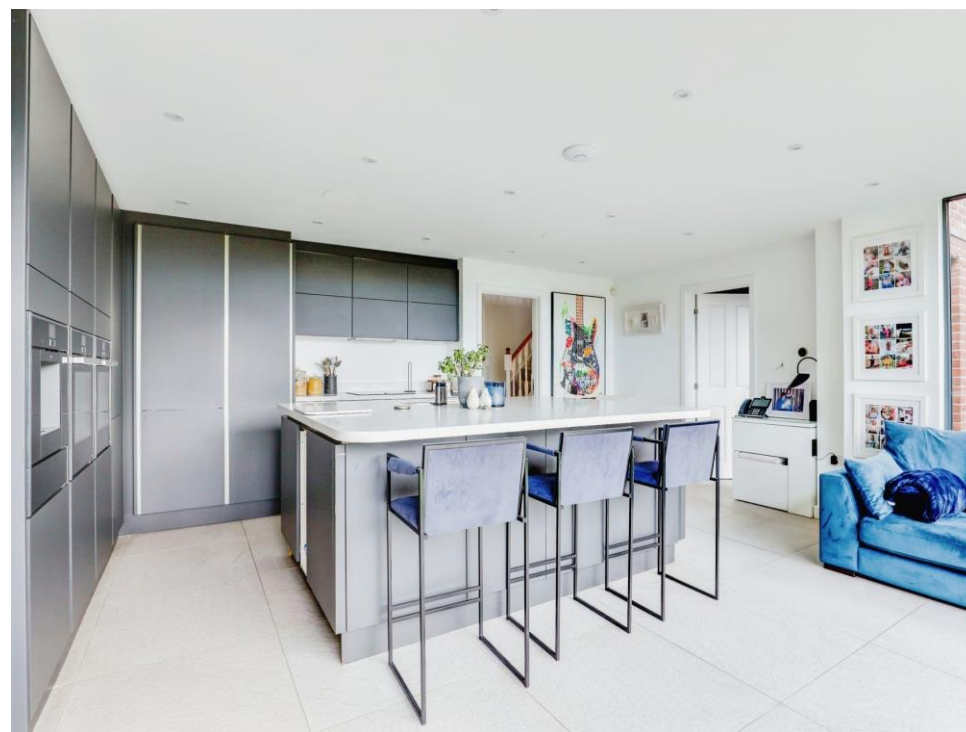
The first floor benefits new custom made oak flooring throughout installed in 2023 (20,000), whilst both bathrooms have been replaced with Porcelanosa fittings, the family bathroom in 2021 (23,000), and the ensuite shower room in 2023 (£7,000). Both bathrooms include solid granite sinks, whilst the ensuite has a stunning rain forest shower.

The property also benefits white PVC double glazed windows, gas heating with panel radiators, a sophisticated intruder alarm (ADT), a fully fitted dressing room (bedroom four), beautifully equipped with bespoke wardrobes and storage installed in 2022 costing £8,500. Further features include a quality converted outdoor home office complete with work stations, kitchen and toilet, formally the garage, completed in 2022 at a cost of £34,000.

Further improvements include UNDER FLOOR HEATING within the kitchen and breakfast room, a fully landscaped rear garden (£9,000), Nest thermostats and smoke alarms linked to the internet, and BT Broadband.

Entrance Hall

Approached via a composite double glazed part panelled front entrance door leading to a central hall with Mandarin Stone tiled flooring throughout, wide spindle balustrade carpeted returning staircase leading to a spindle balustrade landing, radiator.





Downstairs Cloakroom

Modern quality white suite (Sottini) comprising shaped pedestal wash hand basin with chrome mixer taps, pop-up waste and a ceramic tiled surround, slimline W.C., radiator, Mandarin Stone tiled floor, obscure glass Georgian style PVC double glazed window to side, access to a very useful under stair storage and cloaks hanging cupboard.

Study / Home Office

9' 5" x 7' 8" (2.87m x 2.34m)

Professionally fitted with high specification work station, cabinets and eye level storage units together with wall shelves and open fronted end shelves. Georgian style PVC double glazed window with outlooks on to the quiet and private frontage close with a view on to a central park, radiator, white traditional style panel door with chrome handle leading in to the entrance hall. The office fitments were completed in 2017 by Sharps.

Lounge

18' 9" x 12' 2" (5.71m x 3.71m)

Independently approached from the entrance hall via a white traditional style panel door leading in to a stunning principal lounge with solid oak flooring costing £3,000 and a pretty splayed bay with Georgian style PVC double glazed windows with outlooks across the quiet frontage close and on to a delightful central park. This impressive reception room also includes a full size contemporary wall cabinet with housing recess for a TV with side cabinets and panel fronted low level storage units. Two radiators.



Kitchen and Breakfast Room

19' 7" x 19' 7" (5.97m x 5.97m)

A truly stunning and recently completed open plan kitchen, breakfast room and family space, comprising an extensive range of full height and eye level floor and eye level units in contemporary grey with soft closing doors and drawers and Corian work surfaces, incorporating a Neff induction four ring electric hob beneath a concealed extractor hood, large central island unit with Corian worktops and breakfast bar incorporating two separate Franke dual sink units with steaming hot water chrome taps (Insinkerator), integrated larder fridge, integrated larder freezer, two integrated Neff fan assisted electric ovens, self-cleaning with slip and slide doors, integrated Neff coffee maker, continuous Mandarin Stone tiled flooring throughout with electric under floor heating, ceiling with multiple spotlights and Sonus surround sound system, integrated Neff dishwasher, multiple deep pan drawers with custom made cutlery compartments, stunning eye level units with touch sensor opening doors, concealed recycle and waste bins, full length aluminium composite double glazed sliding patio doors and side screen window opening on to and overlooking a very private and fully landscaped rear garden. This stunning and fabulous open social space was completed in 2021 at a total cost including the extension of £90,000. White traditional style panel door with chrome handle leading in to the entrance hall, further white traditional style panel door with chrome handle leading to.....



Utility Room

8' 3" x 5' 2" (2.51m x 1.57m)

Continuous Mandarin Stone flooring, extensive range of further matching newly installed contemporary grey floor and eye level units with Corian worktops incorporating a further Franke sink with steaming hot water mixer taps, radiator, glass panelled double glazed composite aluminium outer door opening on to the landscaped rear garden.

First Floor Landing

Approached via a wide carpeted returning spindle balustrade staircase with white spindles and oak balustrade leading to a gallery landing with a matching spindle balustrade, stunning oak flooring throughout the first floor costing £20,000 in 2023. Access to roof space, radiator, further clear glass PVC double glazed Georgian style window to side aspect, large full height airing cupboard housing a powerful Range Tribune EUP Excellence in Duplex stainless Kingspan unvented hot water system providing maximum and uniform water pressure throughout the bathrooms.

Master Bedroom One

14' 10" x 12' 1" (4.52m x 3.68m)

Independently approached from the landing via a white traditional style panel door with stylish chrome handle leading to a generous master bedroom with solid oak flooring, radiator, high ceiling with surround sound Sonus speakers, Georgian shaped PVC double glazed window with outlooks on to the quiet frontage close and across a delightful central park. Stunning contemporary black light switches and power points.



Ensuite Shower Room

Installed in 2023 at a total cost of £7000 with Porcelanosa fittings including fully tiled walls and floor and comprising a rain forest contemporary and stylish wet room style shower with separate hand fitment, clear glass shower screen and chrome fittings, slimline W.C., solid granite wash hand basin with chrome mixer taps, stylish vertical radiator, ceiling with spotlights, air ventilator, obscure glass Georgian style PVC double glazed window to side, shaver point.

Bedroom Two

12' 4" x 10' 2" (3.76m x 3.10m)

Independently approached from the landing via a white traditional style panel door with chrome handle leading to an entrance recess providing an additional space measuring 3' 3" width x 2' 4" depth. Continuous solid oak flooring, further built-in full height wardrobe custom made and bespoke providing storage depth of 2 ft x 5 ft width with touch opening doors in white, radiator, two PVC Georgian style double glazed windows with outlooks across the rear gardens and over the surrounding area.

Bedroom Three

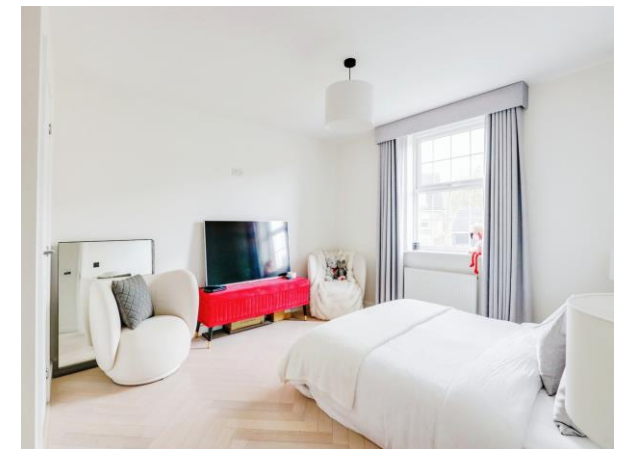
13' 4" x 9' 5" (4.06m x 2.87m)

Independently approached from the landing via a white traditional style panel door leading to a good size third bedroom, equipped with two Georgian style double glazed windows each with outlooks on to the quiet frontage close and across the delightful centre park, stunning oak flooring, multiple bespoke handmade bedroom furniture with open fronted shelving, dressing table and cabinets, radiator.

Bedroom Four

10' 2" x 9' 4" (3.10m x 2.84m)

Independently approached from the first floor landing via a white traditional style panel door with chrome handle. Stunning quality solid oak flooring, radiator, clear glass Georgian style double glazed window with outlooks across the rear gardens. This fourth bedroom is currently equipped and fitted with an extensive range of bespoke open fronted wardrobes, shoe cabinets and towel shelves, together with integrated drawers, it is being completed as a dressing room in 2022 at a total cost of £8500.





Family Bathroom

8' 8" x 7' 6" (2.64m x 2.29m)

A truly luxurious family bathroom remodelled in 2021 with Porcelanosa fittings including fully tiled walls and floor at a total cost of £23,000. This stunning improvement includes a large shaped freestanding oversized oval bath (Mode), a solid granite wash hand basin full width with chrome taps and pop-up waste and solid wood vanity units and storage shelves, A Proofvision integrated wall TV, Sonus surround sound speakers, above the bath is a freestanding chrome shaped mixer tap with combined shower fitment, stylish chrome vertical towel rail/radiator, white PVC Georgian style double glazed obscure glass window to rear. Approached from the landing via a white traditional style panel door with chrome handle.

Outside Front Garden

Pretty front garden finished in slate landscaped and edged with shrubs and plants.

Private Entrance Drive

Double length private Tarmacadam off street vehicular entrance drive with parking space for two saloon vehicles leading to.....

Home Office / Former Garage

19' 6" x 10' (5.94m x 3.05m)

This amazing separate self-contained space was completed in 2022 at a total cost of £34,000 but now providing a wonderful and highly enviable home office with double glazed aluminium composite window and entrance door leading to a fully tiled and fully insulated home office with multiple work stations, storage cabinets and shelves together with a kitchen area with integrated stainless steel sink with chrome mixer taps and fridge, air condition unit, ceiling with spotlights, access to a roof space storage area, and access to a downstairs cloakroom which comprises W.C. and corner wash hand basin in white equipped with spotlights and air ventilator and enclosed by a white panel door.

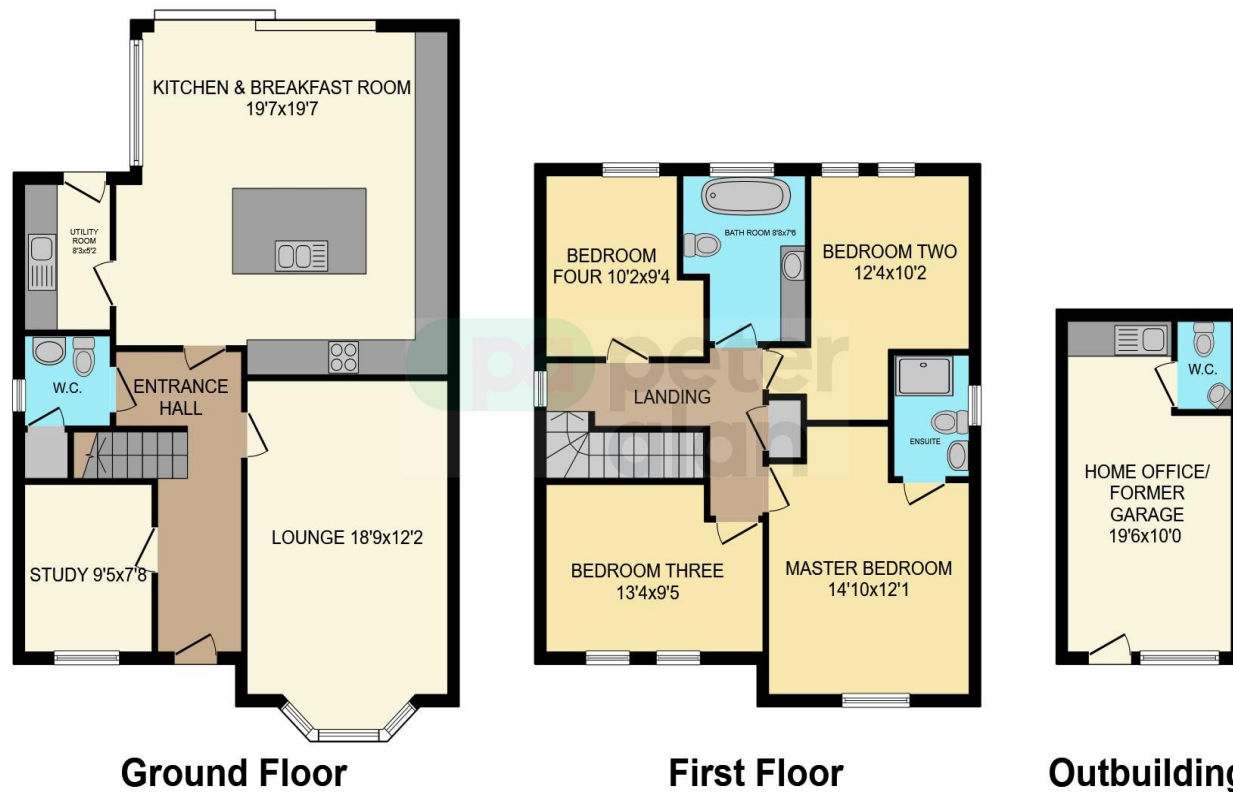
Rear Garden

Approached from the open plan kitchen. Breakfast room and family area but also independently from the utility room. There is a security gate from the rear garden to the side drive with direct access then in to the self-contained office, the security gate is opened from the garden by hand sensors whilst access from the drive in to the garden is by a keypad control centre and wall mounted is a very useful master lock key safe. The landscaped rear gardens were completed at a total cost of £9,000, and comprise of a fully raised Astro turf lawn with slate path surround providing walking access to the kitchen, enclosed via decorative balustrade railings with an enclosed stepped pathway that leads to a lower level which is fully private and partly tiled also in slate with a further Astro turf area with dual space for two sets of patio table and chairs, a trampoline and bags of space for a hot tub if required. To the rear of the garden is a very high laurel hedge which provides maximum privacy and security. Outside within the gardens there are CCTV cameras and outside lights.

Old St Mellons

Ty'n-Y-Gollen Court, comprises detached houses, well placed within walking distance to open countryside and just a short walk from the village centre of Old St Mellons. Within a few minute's walk is the highly regarded St Johns College.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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.