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Clos Padrig, St. Mellons Cardiff
£740,000

 peter
alan

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About the property

A stunning executive style five double bedroom detached double fronted family house, built in 2004, to a high specification by Messrs David Wilson Homes, a reputable firm of national house builders, and completed with a 10 year N H B C guarantee. This exceptional home provides 2572 square feet, with extensive improvement, and a private location, tucked away in the corner of a small and select close, away from busy passing traffic, yet well placed within easy driving distance to an exit onto the A 48 Eastern Avenue, enabling fast and economic travel to Cardiff City Centre, the M4 and Bristol. Providing generous bright and well designed living space , this impressive modern residence is on one of the top of the range that David Wilson offered, with a double width privet drive, an integral double garage, and a beautifully landscaped level enclosed garden, adjacent to protected woodland. In recent years three bathrooms have been re-modelled, (2022,), and a new Worcester boiler has been installed in 2022, still under warranty. The property includes gas heating with panel radiators, white PVC double glazed windows, CCTV camera surveillance, (4 cameras), an intruder alarm, and stylish porcelain tiled floors throughout the entrance reception hall, the (23'9 x 14'8) the open plan kitchen and family room, the downstairs cloak room and the separate utility room.

Accommodation

The Property

The well designed and versatile living space also includes a large lounge (21'3 x 13'7), inset with an imposing Minster stone fire place and French doors which open onto a charming sun terrace with a pretty pergola lined with a mature grape vine. The ground floor accommodation also includes a versatile study/home office, and a formal dining room. The first floor is approached by a wide returning spindle balustrade staircase leading to a grand gallery landing (21'0 x 9'9), providing independent access to five large bedrooms, the master suite being a generous (17'4 x 15'2), and including a large ensuite dressing room (12'3 x 9'9, and a stylish new 2022 ensuite shower room. Bedroom two is a very impressive (15'3 x 13'9), which also benefits an modern ensuite shower room (2022), whilst the large modern family bathroom has been re-modelled also in recent years and comprises both a shaped bath and a separate shower cubicle. A fabulous family house, in a lovely location, providing generous well designed living rooms and bedrooms, perfect for a growing family. Must be seen!

Location

Within a short driving distance is both an exit onto the A 48, enabling fast travel to Cardiff City Centre, Newport and Bristol, whilst also within easy reach is Rumney Village centre. 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 countryside, providing fine walks and impressive equestrian pursuits, whilst close





at hand are some of the most popular Golf courses in the area. Both St Johns college and St Mellon's Church in Wales Primary School are a short walk from the house. Located just a short walk to Old St Mellon's Village with its

four-character pubs, a Petrol Station, a farmers' market, Blooms Garden centre, a Pharmacy.

Also a new Railway Station is planned at St Mellons, which once opened will allow a first class opportunity for local residents to travel to both Cardiff queen Street, Bristol and London.

Ground Floor

Entrance Porch

Open fronted quarry tile threshold, outside light.

Entrance Reception Hall

Approached via a part panelled double glazed front entrance door inset with pretty pattern glass upper light windows, with obscured glass side screen windows opening into a central hall with porcelain tile floor, high coved ceiling, wide carpeted returning spindle balustrade staircase with useful under stair storage cupboard. Two double radiators.

Downstairs Cloakroom

A large downstairs cloakroom is approached independently from the entrance hall via a white traditional style panel door with chrome door handles, and equipped with a modern white suite, part tiled walls and porcelain tiled floor, comprising pedestal wash hand basin with chrome mixer taps and pop up waste, slim line w.c, radiator, ceiling with air ventilator, ceiling with spotlights.

Study/Home Office

9' 9" x 8' 5" (2.97m x 2.57m)

Approached independently from the entrance hall via a traditional style white panel door with chrome door handle leading to a very useful and versatile room currently used as a home office/study but also potential as a snug, equipped with stylish flooring, a radiator, a coved ceiling and a white PVC double glazed clear glass window with a side garden aspect.

Formal Dining Room

13' 5" x 9' 10" (4.09m x 3.00m)

Independently approached from the entrance hall via a white traditional style panel door with chrome door handles leading to a spacious main dining room, with stylish flooring and a high coved ceiling, statement wall, double radiator, clear glass PVC double glazed window with outlooks onto the quiet frontage close. Stylish chrome light switches and power points.

Lounge

21' 3" x 13' 7" (6.48m x 4.14m)

Approached independently from the entrance hall via a white traditional style panel door leading to a large and well-designed principal lounge equipped with a Minster stone fireplace with living flame coal effect gas fire and stone mantel and hearth, white PVC double glazed window with a side garden aspect, high coved ceiling, two double radiators, PVC double glazed French doors with side screen windows opening onto the landscaped and enclosed level rear gardens. Stylish chrome light switches and power point throughout.

Open Plan Kitchen/Family Room

23' 9" x 14' 8" narrowing to 11' (7.24m x 4.47m narrowing to 3.35m)

Narrowing to 11 ft. Well fitted along two sides with a comprehensive range of panel fronted floor and eye level units with chrome handles and solid granite worktops, incorporating a stainless steel sink with vegetable cleaner and power jet chrome mixer taps, together with a granite drainer. Granite splashback, walls part ceramic tiled, stylish chrome light switches and power points throughout, eye level glass fronted display cabinets with glass shelves and spotlights, matching tall storage unit housing a built in Indesit fan assisted electric oven with separate grill together with a



further combi microwave oven, integrated dishwasher, full height larder unit with retractable chrome shelves. Free standing island unit with solid granite worktops incorporating a four ring gas hob beneath a canopy style extractor hood with glass surround. Space for the housing of an American style fridge freezer, double radiator, porcelain tile flooring throughout, high ceiling with spotlights, white PVC double glazed clear glass window with a side garden aspect, further white PVC double glazed clear glass window with a pleasing rear garden view. Open plan to a family room with ample space for the housing of a corner suite and equipped with both a radiator and white PVC double glazed French doors with side screen windows that open onto a wide sandstone paved sun terrace with pretty pergola with climbing grapevine.

Utility Room

8' x 6' (2.44m x 1.83m)

With matching floor and eye level units beneath laminate worktops incorporating a stainless steel sink with chrome mixer taps and drainer, walls part ceramic tile, space for the housing of a tumble dryer, space for the housing of a washing machine, wall mounted Worcester gas central heating boiler, double glazed part panelled outer door to side gardens, radiator, high ceiling, air ventilator, independently approached from the kitchen via a white traditional style panel door.



First Floor

Gallery Landing

21' x 9' 9" (6.40m x 2.97m)

Approached via wide returning carpeted spindle balustrade staircase leading to a grand gallery landing. High coved ceiling, access to roof space, built out airing cupboard housing a Megaflo high efficiency Heatrae Sadia unvented hot water cylinder with header tank and shelving.

Master Bedroom One

17' 4" x 15' 2" (5.28m x 4.62m)

A capacious master bedroom suite equipped with two white PVC double glazed windows each with outlooks onto the quite frontage close, two double radiators, approached via an en suite dressing room.

En Suite Dressing Room

12' 3" x 9' 9" (3.73m x 2.97m)

A versatile dressing room currently equipped with free standing wardrobes and inset with a PVC double glazed window with a pleasing side aspect onto woodland, radiator.

En Suite Shower Room



Stylish and contemporary modern white suite comprising large double length shower with tiled walls and clear glass sliding shower door and panel, chrome rainwater/waterfall shower fitment with separate chrome hand fitment, shaped wash hand basin with chrome mixer taps and pop up waste, mounted in a range of vanity units in contemporary grey, wc with concealed cistern, chrome shaver point, stylish contemporary radiator, further stylish chrome vertical radiator, patterned glass PVC double glazed window to side, high ceiling with spotlights and an air ventilator.

Bedroom Two

15' 3" x 13' 9" (4.65m x 4.19m)

Approached independently from the landing via a white traditional style panel door with chrome door handle into an entrance recess, radiator, clear glass PVC double glazed window with a pleasing outlook over the landscaped and enclosed rear gardens and to the side onto woodland. Built in single wardrobe providing an additional 2 ft x 2 ft 8 storage depth.

En Suite Shower Room

Modern white suite with newly tiled double sized contemporary shower with clear glass sliding shower door and panel, rainfall shower unit, large shaped pedestal wash hand basin with chrome mixer taps and pop up waste, and a tiled splash back, slim line wc,



radiator, patterned glass PVC double glazed window to rear, ceiling with spotlights and an air ventilator, tile flooring.

Bedroom Three

13' 6" x 10' (4.11m x 3.05m)

Independently approached from the gallery landing via a white traditional style panel door with chrome door handle leading to a good sized double bedroom inset with a PVC double glazed window with an outlook onto the quiet frontage close, high ceiling, radiator.

Bedroom Four

14' x 10' 10" (4.27m x 3.30m)

Independently approached from the landing via a white traditional style panel door with chrome door handle leading to a further double sized bedroom, inset with a clear glass PVC double glazed window with a pleasing rear garden outlook, radiator, high ceiling.

Bedroom Five

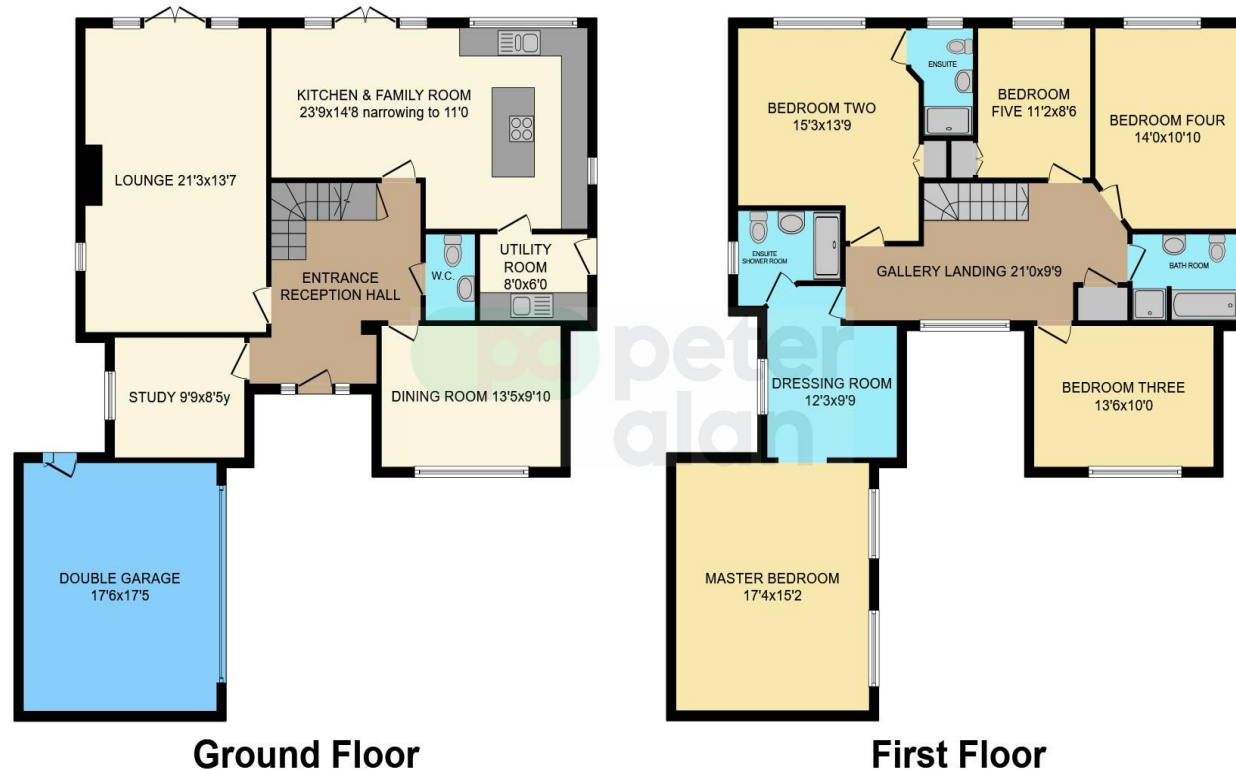
11' 2" x 8' 6" (3.40m x 2.59m)

Independently approached from the landing via a white traditional style panel door with stylish chrome door handles, leading to a very well proportioned and generous fifth bedroom, equipped with a built in wardrobe providing an additional 2 ft storage depth by 2 ft 8 width, radiator, PVC double glazed window with a pleasing rear garden outlook.



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