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Ffordd Ffagan, St. Mellons Cardiff
offers in the region of £785,000

 **peter
alan**

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About the property

Being sold with no onward chain large imposing detached four bedroom executive style family residence, built by Messrs Meadgate Developers in 2000, and completed with a 10 year N H B C warranty. This most impressive traditional style period style residence, forms part of their Heritage collection, built externally in facing brick, with white render relief's and dark wood timbering, all beneath a large tiled main roof. This stunning property occupies a truly delightful position with a large private corner garden, totally enclosed with lawns and sun patio that surround two sides of the house. The property fronts a very select and small private close, comprising just detached homes, and provides 1800 square feet, with exceptional fittings and well designed versatile living space. Superb features include a bespoke fully fitted open plan kitchen and dining room with electric under floor heating, (23'6 x 13'6), installed in 2017, and two luxury new first floor bathrooms, fitted between 2020-2021. The property also benefits gas heating with panel radiators and a modern Worcester Combi boiler installed in 2019, a sophisticated intruder alarm, a large stylish conservatory, supplied and built by Leeks, with a new 2019 glass roof, still under a 10 year warranty. The generous accommodation also includes a large study-home office, a spacious lounge (19'4 x 11'8), whilst a super sized versatile studio room-games room (21'2 x 11'0), is located above the double garage (21'4 x 18'4max).

Accommodation











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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.

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