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Courtenay Close, Old St. Mellons Cardiff
£700,000

 **peter
alan**

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About the property

A large and impressive detached five bedroom capacious modern family residence, set back in the corner of a small select close comprising just five detached executive homes. Courtenay Close is a delightful location, a private cul de sac which is approached from Tyr Winch Road and backs onto the Parish Church grounds. Built in 1999 this greatly extended residence benefits private enclosed rear and side gardens, landscaped and screened by trees, whilst a private entrance drive provides parking for five cars, with further room to extend if needed into the charming deep 75 FT deep frontage gardens, tree lined and chiefly laid to a well manicured lawn. This unique home would prove to be ideal for a large family and/or two generation living with a two storey annex extension which would prove most useful as a granny annex, guest accommodation or a wonderful master suite. The property includes gas heating with panel radiators and a new (august 2025) Esprit eco2 combi boiler with a 5 year warranty, PVC double glazed replacement windows (Circa 2005), a sophisticated intruder alarm, white traditional style panel doors, coved ceilings, and PVC fascia boards, soffits and rain water goods replaced in 2006. The truly impressive flexible living space comprises an open fronted entrance porch, an entrance reception hall with a bespoke staircase with chrome spindles and an oak balustrade, a down stairs cloak room with a stylish white suite (2016), and a sizeable well fitted kitchen.

Accommodation

The Property

The ground floor living space also includes a large separate utility room, a generous lounge (17'4 x 11'10) equipped with a contemporary fire place and french doors which open onto the landscaped rear gardens, a formal dining room (13'5 x 12'6) plus a square bay open plan to the kitchen, a versatile study/snug, a PVC double glazed sun lounge conservatory (16'0 x 15'9 into a bay), and a large and versatile separate sitting room (16'8 x 13'5). The first floor comprises five double sized bedrooms and three stylish modern bathrooms, two being ensuite to master bedroom one and master bedroom five. Further features include views from the front first floor bedrooms that extend over the surrounding area and towards the Channel in the distance, MAN CAVE, a second down stairs cloak room, and an ensuite dressing room (8'1 x 6'0) approached from master bedroom five. The rear gardens are private and landscaped and include a large paved sun terrace, a sizeable lawn and a side garden which houses a B B Q area. A truly magnificent family home occupying a stunning position in a charming close, well away from busy passing traffic, yet just a few minutes walk from Old St Mellons Village Centre.

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. Within walking distance are two local country pubs, The Blue Bell and the Fox & Hounds, a Pharmacy, St Mellons Church in Church Lane, St Mellons Texico service station.





Entrance Porch

Open fronted, pillared front, paved threshold, outside light.

Entrance Hall

Approached via a part panelled PVC hardwood effect outside and white inset front entrance door inset with leaded upper light windows with matching side screen window leading to a central entrance hall, with ceramic tiled flooring, radiator, coved ceiling, built out cloaks hanging cupboard, bespoke staircase with chrome spindle oak balustrade and a useful under stair storage cupboard.

Downstairs Cloakroom

Stylish white contemporary suite comprising square shaped wash hand basin with chrome mixer taps, pop-up waste and a built out vanity unit with high gloss doors and chrome handles, W.C. with concealed cistern, part ceramic tiled walls, ceramic tiled floor, air ventilator.

Kitchen

19' 1" x 8' 11" (5.82m x 2.72m)
Well fitted along three sides with a comprehensive range of both floor and eye level units with chrome handles beneath solid quartz granite work surfaces



incorporating a stainless steel Belfast style Franke sink with separate vegetable cleaner and stylish mixer taps, integrated granite drainer, walls part ceramic tiled, with under unit lighting, integrated Kenwood microwave, integrated fan assisted electric oven with separate grill over, integrated Indesit dishwasher, space for the housing of an American style fridge freezer, fitted solid quartz granite breakfast bar with ceramic tiled splashback, ceramic tiled flooring throughout, integrated five ring Neff gas hob including wok burner beneath a canopy style extractor hood with glass surround, ceiling with spotlights, PVC double glazed window with a rear garden outlook, square opening leading to.....

Dining Room

13' 5" x 12' 6" Plus a bay (4.09m x 3.81m Plus a bay)
Open plan to the kitchen, equipped with wood flooring and a box bay window with PVC double glazed leaded units with outlooks across the large and lovely frontage gardens and on to the quiet select frontage close, radiator, coved ceiling.

Utility Room

9' 10" x 5' 6" (3.00m x 1.68m)
Independently approached from the kitchen, fitted with matching floor and eye level units together with quartz granite solid work surfaces incorporating a stainless steel



Belfast style sink with mixer taps and integrated drainer, space with plumbing for an automatic washing machine, space with plumbing for a tumble drier, walls part ceramic tiled, large eye level unit housing a Esprit Eco2 Combi Boiler, continuous ceramic tiled flooring, PVC double glazed window overlooking the well established rear gardens, further PVC double glazed outer door opening on to a sun terrace, internal courtesy door leading to attached two storey annex extension.

Lounge

17' 4" x 11' 10" (5.28m x 3.61m)
A sizeable principle reception room, with wood flooring and PVC double glazed French doors with side screen windows opening on to a large private paved sun terrace with rear gardens beyond, coved ceiling, large radiator.

Study / Snug

Independently approached from the hall providing a useful and versatile room ideal as a snug, study or home office room. Equipped with a white PVC double glazed leaded window with outlooks across the large and lovely frontage gardens with further outlooks on to the quiet select frontage close, coved ceiling, radiator.

Sun Lounge Conservatory



16' x 15' 9" into a bay (4.88m x 4.80m into a bay)
Independently approached from the main principle lounge, via a white PVC double glazed internal door leading to a capacious open conservatory space constructed with cavity brick outer plinth walls surmounted by white PVC double glazed windows inset with PVC French doors that open on to the sun terrace and lead on to the rear gardens, all beneath a polycarbonate roof. Electric wall heaters, electric wall lights.

Sitting Room

16' 8" max x 13' 5" max (5.08m max x 4.09m max)

Rear Hall

Useful under stair storage cupboard, double radiator, PVC double glazed part panelled door opening on to the large man-cave.

Downstairs Cloakroom Two

Independently approached from the rear hallway via a pine farmhouse style door, stylish modern white suite with shaped pedestal wash hand basin, chrome taps and ceramic tiled surround, slim line W.C. with china handle, wood flooring, PVC double glazed window to side.



First Floor Landing

Approached via a carpeted single flight bespoke staircase with stylish chrome spindles and oak balustrade leading to a central spacious landing area with access to the roof space, coved ceiling, radiator, and PVC double glazed window with leaded lights with elevated outlooks across the large and lovely front gardens and on to the select quiet frontage close. Built-in airing cupboard.

Master Bedroom One

17' 11" x 12' 7" narrowing to 8'10 (5.46m x 3.84m narrowing to 8'10)

A spacious well designed master suite comprising of a large double size bedroom with wood flooring, coving and a white PVC double glazed clear glass window with outlooks across the sizeable enclosed rear gardens.

Ensuite Bathroom

Modern white suite with ceramic tiled walls and ceramic tiled floor comprising panel bath with chrome hand grips, chrome mixer taps, further waterfall shower fitment with separate hand fitment, clear glass shower screen, shaped wash hand basin with chrome mixer taps and pop-up waste within a built out vanity unit with white high gloss doors and chrome handles, W.C. with



concealed cistern, PVC double glazed obscure glass window to rear, air ventilator, ceiling with LED spotlights.

Bedroom Two

11' 10" x 11' (3.61m x 3.35m)

A further double size bedroom, with white PVC double glazed leaded window to front with outlooks across the large and lovely front gardens with views extending across the quiet select frontage close, wood flooring, radiator, coved ceiling, built-in double wardrobe.

Bedroom Three

12' 7" x 9' 1" plus an entrance recess (3.84m x 2.77m plus an entrance recess)

A further double size bedroom, equipped with wood flooring, coved ceiling, radiator, PVC double glazed window with clear glass with outlooks on to the large enclosed rear gardens, further 2 ft deep built-in wardrobe.

Bedroom Four

12' 7" x 7' 10" (3.84m x 2.39m)

A further sizeable bedroom inset with a white PVC double glazed leaded window with outlooks on to the quiet frontage close, coved ceiling, radiator, wood flooring, and views over the Severn estuary.



Family Bathroom

Modern white suite with ceramic tiled floor and ceramic tiled walls comprising panel bath with chrome mixer taps and chrome mixer shower fitment, chrome hand grips, separate ceramic tiled shower cubicle with chrome shower unit with waterfall fitment and separate hand fitment, plus clear glass shower door, W.C. with concealed cistern, shaped wash hand basin with chrome mixer taps, pop-up waste and housed within a white high gloss vanity unit, PVC double glazed obscure glass window to rear, ceiling with LED spotlights, air ventilator, stylish chrome towel rail/radiator.

Bedroom Five

17' 4" max x 17' 2" max (5.28m max x 5.23m max)
 Approached independently from the sitting room, forming part of the two storey annex extension, and providing a wonderfully versatile fifth bedroom/living area inset with wood flooring and approached via a returning staircase leading to a bespoke spindle balustrade landing area with stylish chrome spindles and oak balustrade, two white PVC double glazed windows with elevated outlooks across the quiet frontage close and over the surrounding area, coved ceiling with surround sound and spotlights, three radiators, further PVC obscure glass double glazed window to side. Access to a second roof space storage area which is professionally boarded and shelved.

Ensuite Dressing Room

8' 1" x 6' (2.46m x 1.83m)



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