

Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR



OLD NEWPORT ROAD
OLD ST. MELLONS



Old Newport Road, St. Mellons, CRF

Main Building: Total Interior Area 3433.67 sq ft



Ground Floor



1st Floor



1st Floor Master Suite





Detached extended luxury family home with gated entrance.

Comments by - Mrs Amanda Trinder



OLD NEWPORT ROAD

OLD ST. MELLONS, CF3 5FX - ASKING PRICE £1,100,000



5 Bedroom(s)



4 Bathroom(s)



3433.00 sq ft

Jeffrey Ross are please to bring to the market this beautifully extended detached family home. The property briefly comprises of entrance hall, Lounge, dining room, sun room, open plan kitchen / diner, day room with three sets of bi-fold doors opening onto the rear garden, ground floor W.C, utility room, ground floor bedroom with en-suite shower room and hair salon which could be used as a study / playroom. To the first floor there an additional four double bedrooms two with en-suites and a family bathroom, the master bedroom also benefits from a walk in dressing room. Outside there are good sized front and rear gardens with gated access in and out drive, garage, gym, sauna and bar and outside W.C.

Located within close proximity to A48 and M4 Motorway, local shops parks and amenities.

PROPERTY SPECIALIST

Mrs Amanda Trinder
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Senior valuer





Entrance Porch

Entrance Hall
2.84m x 2.46m (9'4" x 8'1")

Ground Floor W.C
1.24m x 1.70m (4'1" x 5'7")

Lounge
3.07m x 4.27m (10'1" x 14')

Dining Room
6.20m x 3.91m (20'4" x 12'10")

Ground Floor Bedroom
5.00m x 4.14m (16'5" x 13'7")

En- Suite
1.04m x 2.62m (3'5" x 8'7")

Open Plan Kitchen / Diner / Day Room
11.13m x 11.86m (36'6" x 38'11")

Utility Room
1.37m x 4.14m (4'6" x 13'7")

Sun Room
4.85m x 3.38m (15'11" x 11'1")

Salon
6.17m x 1.63m (20'3" x 5'4")

Landing

Bedroom One
7.32m x 0.91m x 4.65m (24' 3" x 15'3")

Dressing Room
3.07m x 2.34m (10'1" x 7'8")

En-Suite
2.51m x 2.26m (8'3" x 7'5")

Bedroom Two
6.60m x 7.21m (21'8" x 23'8")

En-Suite
2.51m x 2.26m (8'3" x 7'5")

Bedroom Three
2.97m x 3.86m (9'9" x 12'8")

Bedroom Four
2.95m x 3.86m (9'8" x 12'8")

Bathroom
3.51m x 2.44m (11'6" x 8')

Garden

Bar

Gym / Sauna
3.86m x 3.23m (12'8" x 10'7")

Council Tax
Band G

Tenure
Freehold to be confirmed by your legal representative

Garage



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





