

Bridge Road
Old St
Mellons
Cardiff
CF3

£1,100,000



- NO ONWARD CHAIN!
- Five Bedroom Detached Property
- Gated Driveway and Gardens
- Sizeable Enclosed Rear Garden
- Two Reception Rooms
- Open Plan Kitchen/Living/Dining
- Main Bedroom With En-Suite
- Family Bathroom
- EPC Rating: TBC
- Council Tax Band: G

Ref: PRA11993

Viewing Instructions: Strictly By Appointment Only

General Description

A Majestic Five-Bedroom Family Home with Expansive Gardens & NO ONWARD CHAIN!

Nestled behind a private gated driveway and framed by a large, beautifully manicured front lawn, this superb detached five-bedroom family home presents an unmissable opportunity.

As you approach the double-fronted property, the impressive curb appeal sets the tone for what lies beyond. With two elegant reception rooms, a light-filled conservatory, and a generously proportioned open-plan kitchen, dining, and living area, this home effortlessly blends comfort with functionality. French doors open directly onto a sun-drenched terrace, leading you down small steps into the breathtaking and expansive rear garden- undoubtedly one of the most standout features of this home. Perfect for family gatherings, outdoor dining, or simply enjoying a moment of peace, the garden offers endless possibilities.

The main bedroom is a true sanctuary, being extremely spacious and light with windows to front and rear aspect- complete with its own en-suite bathroom. The second and third bedrooms enjoy the added benefit of shared access to a charming balcony that overlooks the garden, offering a peaceful spot to relax and unwind. The fourth and fifth bedrooms, both of generous size, complete the upper level and provide ample space for family members, guests, or a home office.

With neutral decor throughout, this property presents a blank canvas for new owners to make their mark. Whether you choose to add your own personal touches or move straight in, the home is ready for you to unpack and enjoy from day one.

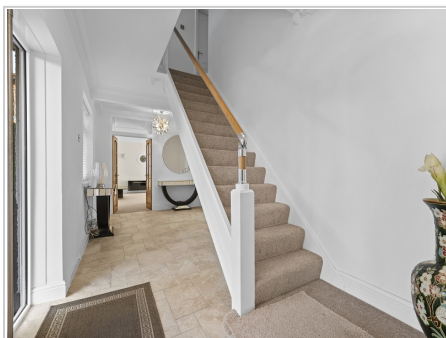
Whether you're looking to upsize or relocate, this property promises to be a forever home. Located within close proximity to local amenities and offering excellent access to M4 link roads, you can enjoy the best of both worlds: a tranquil family home with all the conveniences of modern life at your doorstep.

Accommodation



Front Garden & Parking

Block paved driveway with wrought iron gates, large lawn with hedge boundaries, mature oak tree



Entrance

Enter via PVC front door, window to front aspect, radiator, tiled flooring, painted walls and ceiling with coving. Carpeted staircase to first floor with glass balustrade. Doors to all ground floor rooms.



Hallway



Reception Room

PVC window to front aspect, two feature stained glass windows to side aspect, french door with glazed side panels leading to conservatory. Painted walls and ceiling with coving and decorative ceiling rose and panel. Electric fireplace, two radiators.



Conservatory

PVC conservatory with obscured roof, tiled flooring, PVC french doors to rear garden.



Second Reception Room

PVC window to front aspect, painted walls and ceiling with decorative ceiling rose and panel. Laminate flooring and radiator.



Kitchen Area

PVC window to rear aspect, a range of matching wall and base units with complimentary work surface and island with wine rack and breakfast area. Space for gas range cooker with chimney style extractor above. Recessed spotlights to ceiling with pendant light. Painted walls with tiled splashback, painted ceiling with coving. Tiled floor.



Living/Dining Room

Two sets of PVC french doors leading to patio, painted walls and ceiling with spotlights. Two radiators, tiled floor.



Utility Room

Tiled flooring, window to rear aspect, wall units, space for washing machine and tumble dryer, work top above, painted walls and ceiling. Door leading to ground floor WC.



Ground Floor WC

Tiled flooring continued from utility room, painted walls and ceiling, close couple WC, wall mounted wash hand basin. Tiled splashback.



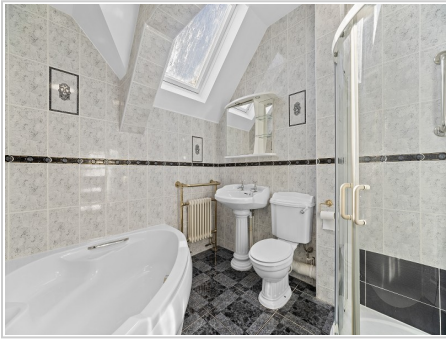
First Floor Landing

Two PVC windows with front facing aspect, carpeted flooring, painted walls and ceiling with decorative ceiling rose and coving. Glass balustrade and wooden handrail.



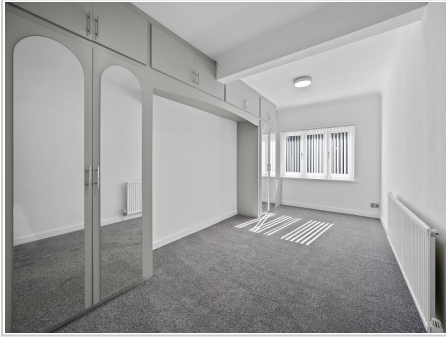
Main Bedroom

Spacious bedroom with PVC windows with rear aspect, fitted wardrobe with vanity unit. Carpeted floors, painted walls and ceiling with decorative ceiling rose and light pendant. Door to ensuite bath and shower room.



En Suite

Fully tiled floor to ceiling, bathroom suiting comprising Jacuzzi bath, pedestal wash hand basin with close couple WC, shower cubicle. Velux window. Radiator.



Bedroom 2

PVC windows with rear aspect, fitted wardrobes, radiator, carpet, painted wall and ceiling.



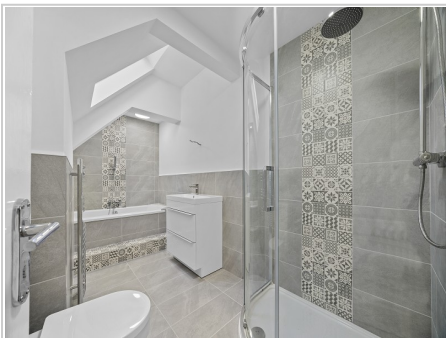
Bedroom 3

PVC french doors onto balcony facing the rear aspect, fitted wardrobes, radiator, carpet flooring, painted wall and ceiling.



Balcony

Overlooking rear garden.

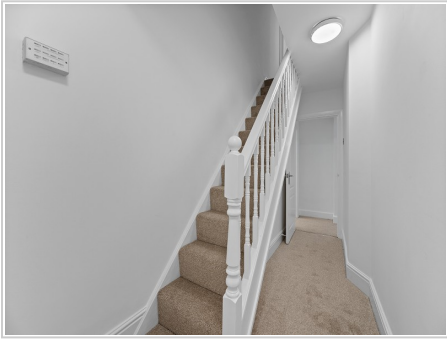


Bathroom

Majority of walls tiled with remainder painted, tiled flooring, fitted suite comprising of bath, shower cubicle with mains fed rainfall shower, wash hand basin set within vanity unit, close couple WC, heated towel radiator.

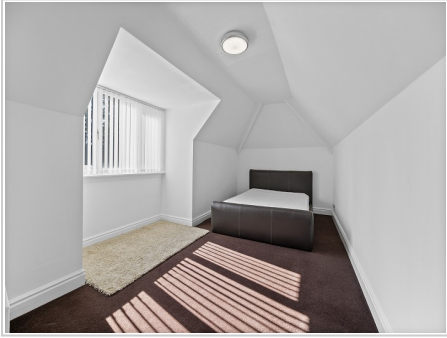
Bedroom 4

PVC window to rear aspect, door onto balcony, painted walls and ceiling with coving, carpet flooring, feature chimney breast.



Stairs To Second Floor

Carpeted staircase to bedroom 5, painted walls and ceiling.



Bedroom 5

PVC window to rear aspect, painted walls and ceiling, carpeted flooring, storage cupboard.



Patio

Paved terrace with steps down to lawn, outside tap, and lighting.



Rear Garden

Large lawn with mature shrubs, trees and hedges to surround.

Services

Mains electricity, mains water, mains gas, mains drainage

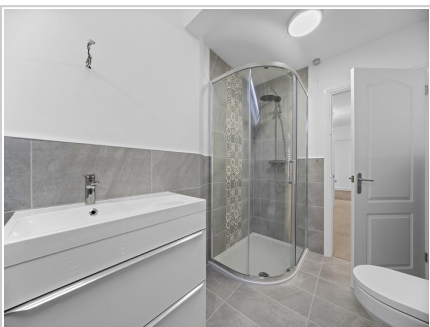
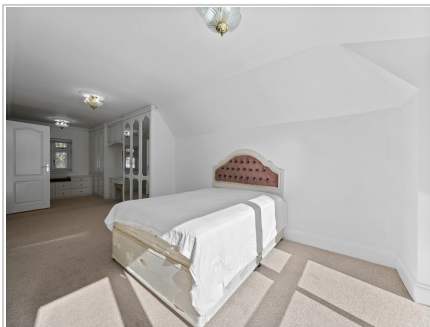
EPC Rating:56

Tenure

We are informed that the tenure is Freehold

Council Tax



Band G





GROSS INTERNAL AREA
TOTAL: 3,000 sq ft
GROUND FLOOR: 1,644 sq ft, 1ST FLOOR: 1,218 sq ft, 2ND FLOOR: 138 sq ft
SEE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	56	67	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 			England, Scotland & Wales EU Directive 2002/91/EC 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.