



5 BEDROOMS

3 BATH + 1 WC

SUBSTANTIAL
PLOT

DEVLEOPMENT
POTENTIAL

DETACHED
DWELLING

3376 SQFT

Priced at **£875,000**

Discover this magnificent five-bedroom detached residence on Newport Road, Cardiff, offering expansive living, substantial grounds, and exciting planning opportunities.



Property Overview

Nestled on the highly sought-after Newport Road in Cardiff, this exceptional five-bedroom detached dwelling presents a rare opportunity to acquire a substantial family home with significant potential. Being for sale at a fixed price of £875,000, this private property combines generous living spaces with extensive grounds, making it an ideal acquisition for discerning buyers seeking both comfort and future investment prospects.

Upon entering, you are greeted by a sense of grandeur and space. The property boasts three versatile reception rooms, providing ample flexibility for family living and entertaining. Whether you envision a formal dining room, a cosy lounge, a dedicated home office, or a vibrant play area, these spaces can be adapted to suit a variety of lifestyles. The layout flows seamlessly, creating an inviting atmosphere throughout the ground floor.

The accommodation extends to five well-proportioned bedrooms, offering comfortable retreats for all members of the household. The master suite, along with the additional bedrooms, provides a peaceful sanctuary away from the hustle and bustle of daily life. Complementing the sleeping quarters are two bathrooms, ensuring convenience and privacy for a busy family.

One of the most compelling features of this property is its substantial grounds. Beyond its immediate appeal, these grounds present exciting planning opportunities, subject to the necessary permissions, previously having plans granted for the development of 2 further detached dwellings with garages, within the grounds (NOW LAPSED)- making it an attractive proposition for those with a vision for the future.

Adding to the property's unique charm and utility is a detached coach house. This versatile outbuilding offers a multitude of possibilities, from conversion into an annexe for extended family or guests, or simply extra valuable space. Its independent nature provides an added layer of flexibility and value to the overall offering.

The great location on Newport Road is another significant advantage. Residents will benefit from excellent transport links, providing easy access to Cardiff city centre, the M4 motorway, and surrounding areas. The area is well-served by a range of local amenities, including reputable schools, such as St Johns College offering private education from age 3 upwards, shops, restaurants, and leisure facilities, all within convenient reach. The proximity to parks and green spaces also offers opportunities for outdoor pursuits and family enjoyment.

This private property truly offers a unique blend of spacious living, historical character, and significant future potential. It represents an outstanding opportunity to acquire a prestigious home in the sought after location of Old St Mellons. Early viewing is highly recommended to fully appreciate the scope and quality of this remarkable detached dwelling.



ENTRANCE HALL

Through the five-panel front door and leadlight inner door, the grand entrance hall reveals exposed wooden floors, ornate skirtings, cornicing and architraves. A graceful archway leads the eye to glazed double doors opening onto the courtyard, filling the space with light.



RECEPTION ROOM

A magnificent reception room with an impressive bay window to the front and additional side window, flooding the space with natural light. Original features including decorative cornicing, dado and picture rails, detailed skirtings and an ornate fireplace with marble surround. Wall lights and fitted shelving complete this elegant room.



SECOND RECEPTION ROOM

A charming room with a bay window to the front, twin arched alcoves with shelving and storage, and polished wood flooring. Detailed cornicing, picture rail, skirtings, and wall lights enhance the space, which opens conveniently into the kitchen/diner.



KITCHEN/DINER

A spacious kitchen and dining area with rear-facing window overlooking the courtyard and coach house. Fitted with a matching range of wall and base units, sink, gas hob, integrated oven, grill, fridge/freezer, and dishwasher. Finished with carpeted flooring, papered walls, and a high ceiling, with a door leading through to the utility room.



THIRD RECEPTION ROOM

A striking room with a vaulted ceiling and two skylights, creating a wonderful sense of space and light. A bay with French doors opens directly to the courtyard. Finished with papered walls and carpeted flooring, and wall lights.



UTILITY ROOM

Accessible from both the kitchen and entrance hall, with a door leading out to the courtyard and side-facing window. Fitted with a range of wall and base units, with space for appliances and housing the boiler. Finished with painted walls, painted ceiling, and heavy-duty vinyl flooring.



GROUND FLOOR WC

With rear-facing window, papered walls, and carpeted flooring. Fitted with a close-coupled WC and pedestal wash hand basin, with ceiling coving and radiator. A door leads through to a useful storage room with shelving.



LANDING

A staircase leads to the split-level landing. The first level benefits from windows to the side and rear aspects, with access to a bathroom and a storage room. The second level provides access to Bedrooms 2, 4 and 5, with loft access, a short step up to a corridor leads to the second bathroom along with Bedrooms 1 and 3.



BATHROOM

Rear-facing window, fully tiled walls and carpet-tiled flooring. Fitted with a close-coupled WC, vanity unit with inset wash hand basin, and a panelled bath with shower attachment. Radiator.



STORAGE ROOM

Fitted with shelving, providing useful space for storing towels, linens, or other household items.



BEDROOM 4

With two side-facing windows, papered walls, and carpeted flooring. The room features textured high ceilings with coving and a range of fitted wardrobes.



BEDROOM 5

Front-facing window, papered walls and carpeted flooring. The room includes fitted wardrobes, a textured ceiling with coving, and a radiator.



BEDROOM 2

A spacious double with two front-facing windows allowing for excellent natural light. Finished with carpeted flooring, papered walls, and a textured ceiling with coving. Radiator fitted.



BATHROOM

Rear-facing window, papered walls, and a textured ceiling with coving. Fitted with a panelled bath, pedestal wash hand basin, and close coupled WC. Carpeted flooring and towel radiator.



BEDROOM 3

Window to the rear aspect allowing natural light, papered walls, detailed cornice and coving to the ceiling, fitted wardrobes, carpeted flooring, and radiator.



BEDROOM 1

A spacious double with bay window to the front aspect. Finished with papered walls, papered ceiling with coving, fitted wardrobes, carpeted flooring, and radiator.



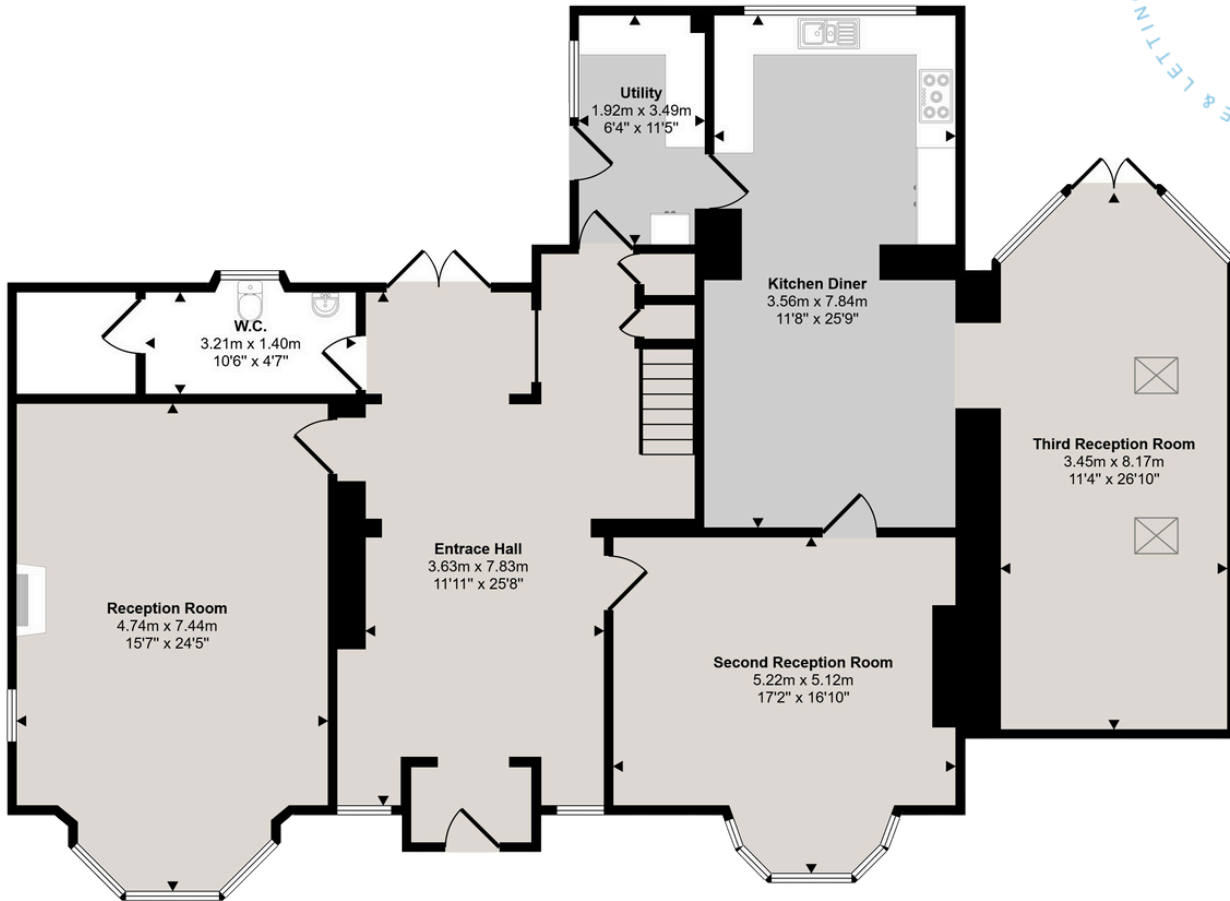
GROUND

The property stands within substantial grounds, previously granted (now lapsed) planning permission for two detached dwellings with garages, offering scope for future development subject to consents. A detached coach house adds further versatility, with potential for annexe conversion or use as additional space.

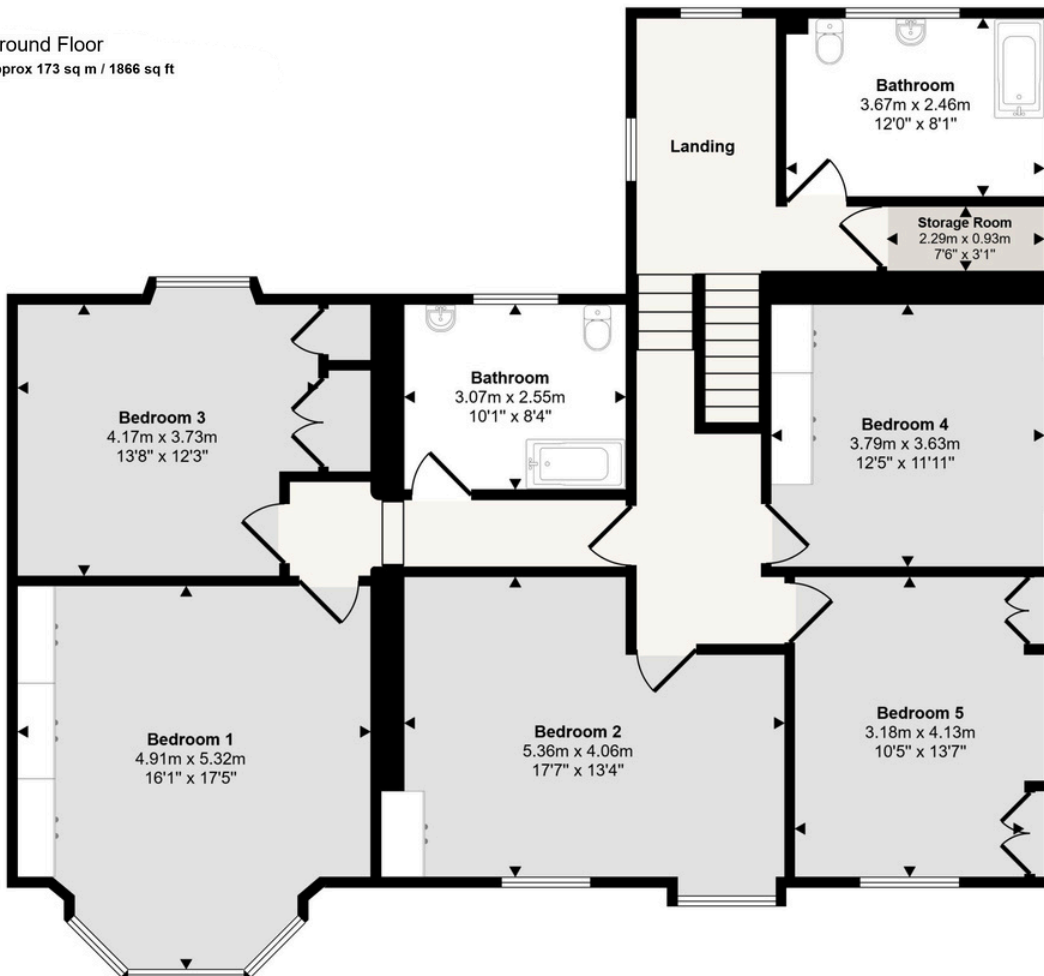




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Ground Floor
Approx 173 sq m / 1866 sq ft



First Floor
Approx 140 sq m / 1510 sq ft

02920 797919
808 Newport Road,
Rumney, CF3 4FH
info@williamsonco.co.uk

HM Land Registry Official copy of title plan

Title number **WA34766**
Ordnance Survey map reference **ST2381SW**
Scale **1:1250**
Administrative area **Cardiff / Caerdydd**



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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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