



Sunset View  
Began Road | Old St. Mellons | Cardiff | CF3 6XJ

# STEP INSIDE

## Sunset View

Built in 2023, Sunset View is an individually designed five-bedroom detached residence extending to over 2,700 sq ft, occupying an elevated position in the prestigious Old St Mellons area with countryside views to the rear. Beautifully appointed throughout, the property combines striking contemporary design with superb family practicality, featuring a magnificent triple-height entrance hall, multiple reception rooms and a stunning open-plan kitchen with premium appliances, quartz worktops and an oversized central island. Spectacular bi-fold doors open onto a beautifully landscaped rear garden extending to approximately 125 feet, creating a seamless connection between indoor and outdoor living. Five generous bedrooms are complemented by four luxurious bathrooms, including three en-suites, with the principal suite enjoying a dressing room, Juliette balcony and far-reaching rural views. A detached garden outbuilding offers excellent versatility as a home office, gym, studio or guest space, while an expansive private driveway provides parking for multiple vehicles. Ideally positioned within walking distance of St John's College, one of South Wales leading independent co-educational schools, providing education for children aged 3 to 18. All close to local amenities, with excellent access to Cardiff, Newport, the A48 and M4, Sunset View offers an outstanding lifestyle without compromise.

### Step Inside

Step through the front door and you're immediately welcomed by an impressive triple-height entrance hall, where a striking galleried landing and an abundance of natural light create a memorable first impression. The beautifully balanced layout has been thoughtfully designed for modern family living, offering elegant reception rooms that provide both formal entertaining space and flexible everyday accommodation. At the heart of the home lies a spectacular open-plan kitchen, where premium appliances, quartz worktops and a substantial central island create the perfect setting for family life and social occasions alike. Expansive bi-fold doors span almost the entire rear elevation, effortlessly connecting the living space with the beautifully landscaped garden beyond. Upstairs, five generously proportioned bedrooms provide exceptional accommodation, including a luxurious principal suite with countryside views, a dressing room and an elegant en-suite. A further bedroom suite occupies the entire second floor, offering outstanding versatility for teenagers, guests or multi-generational living. Every detail has been carefully considered, resulting in a home that combines contemporary luxury, practical design and exceptional quality throughout.











# STEP OUTSIDE

## Sunset View

Step outside and discover a garden that has been thoughtfully designed to complement the exceptional standard of the home. Extending to approximately 125 feet, the beautifully landscaped rear garden offers a series of distinct spaces for relaxing, entertaining and family life. Expansive porcelain terraces provide the perfect setting for al fresco dining and summer gatherings, while the immaculate lawn creates plenty of room for children to play. A striking timber pergola, adorned with cascading planting, draws you through the garden and adds a wonderful sense of character and tranquillity. At the far end, a detached outbuilding with an adjoining store offers outstanding versatility, whether utilised as a home office, gym, creative studio or peaceful retreat. Beyond the garden, countryside views provide a beautiful backdrop, enhancing the sense of privacy and escape. To the front, an expansive private driveway provides ample parking for multiple vehicles, completing this exceptional outdoor setting.

### Area Description

Situated in the highly sought-after area of Old St Mellons, Sunset View enjoys the perfect balance of peaceful countryside surroundings and outstanding connectivity. The property is within walking distance of the highly regarded St John's College, together with local tennis facilities, playing fields, traditional pubs, a pharmacy and convenient bus services. Golf enthusiasts will appreciate the nearby driving range, while everyday amenities are all within easy reach. Excellent transport links provide swift access to Cardiff city centre, Newport, the A48 and the M4, making the location ideal for commuters. Offering a rare combination of semi-rural tranquillity and city convenience, Old St Mellons continues to be one of Cardiff's most desirable residential locations for families seeking a fantastic lifestyle.

### Six Key Features

- Individually designed detached family home built in 2023 extending to over 2,700 sq ft
- Five spacious double bedrooms with four bathrooms, including three en-suites
- Spectacular open-plan kitchen, dining and family room with premium finishes and bi-fold doors
- Approximately 125ft landscaped rear garden backing onto open countryside with detached garden studio/outbuilding
- Impressive triple-height entrance hall, multiple reception rooms and generous private driveway
- Prestigious Old St Mellons location within walking distance of St John's College and offering excellent access to Cardiff, Newport, the A48 and M4

### Directions

What3words

///doll.purely.leave

<https://w3w.co/doll.purely.leave>

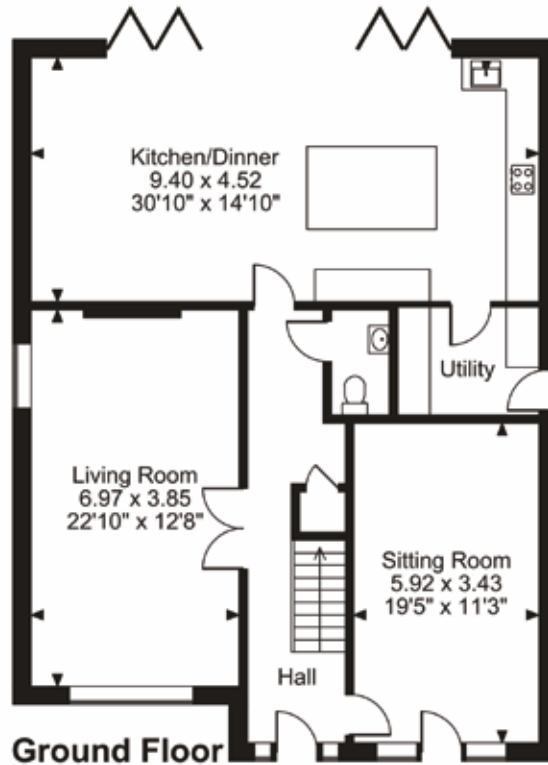


Sunset View Began Road Old St. Mellons, Cardiff

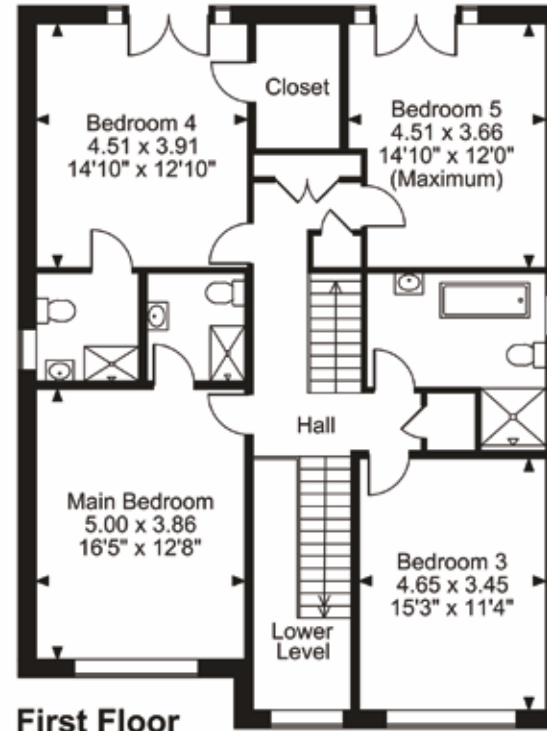
Approximate Gross Internal Area  
Main House = 2633 Sq Ft/245 Sq M

Storage/Garden Office = 186 Sq Ft/17 Sq M

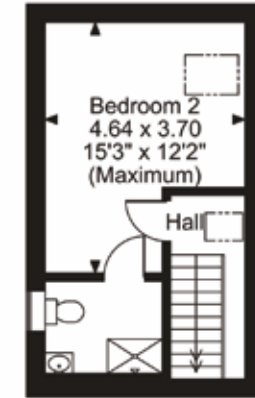
Total = 2819 Sq Ft/262 Sq M



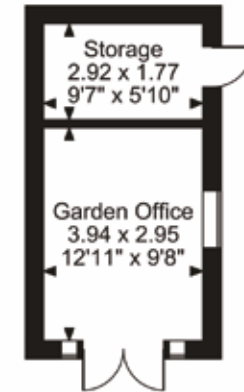
Ground Floor



First Floor



Second Floor



Council Tax Band: G  
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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The position & size of doors, windows, appliances and other features are approximate only.

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