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CARDIFF

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*Ty'r Winch Road*

OLD ST MELLONS



Superb cottage in the heart of Old St Mellons which offers a superb living space.

Comments by Jon Hooper-Nash

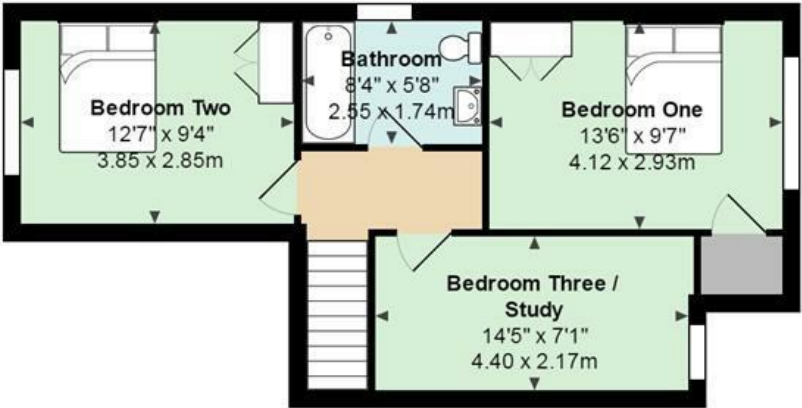
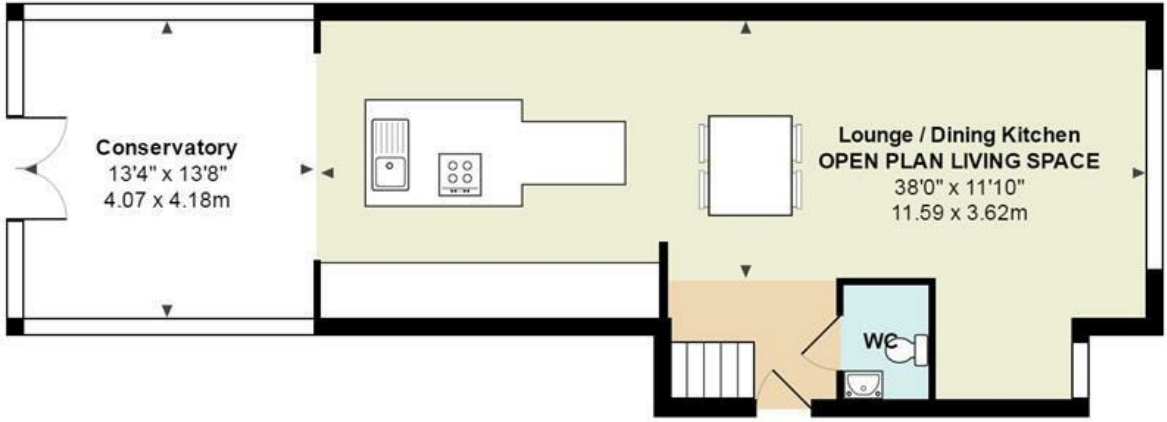


**Property Specialist**  
**Jon Hooper-Nash**  
Director  
[jon@jeffreycross.co.uk](mailto:jon@jeffreycross.co.uk)



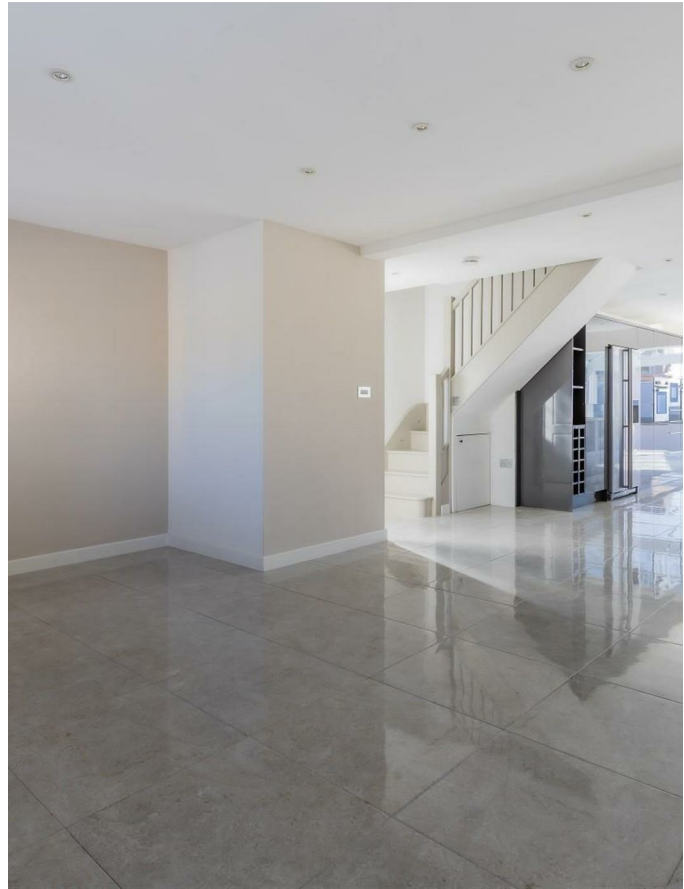
Comments by the Homeowner

## Washbourne Cottage, Old St. Mellons



Total Area: 1252 ft² ... 116.3 m²

All measurements are approximate and for display purposes only



# Ty'r Winch Road

*Old St Mellons, Cardiff, CF3 5UX*

Offers Over

**£400,000**



3 Bedroom(s)



1 Bathroom(s)



1252.00 sq ft



Contact our  
***Llanishen Branch***

02920 499680

Almost unique in its essence is this quite fantastic, purpose-built cottage in the ever popular village of Old St. Mellons - just on the outskirts of Cardiff and perfectly located for access in and out of the City via the A48 / M4 link. Built in 2014, the owner has done a brilliant job in fusing together the traditional and the contemporary with this superb cottage - which most certainly surprises once inside. Externally, the property is finished with eye-catching stonework and is fronted by a wide driveway which could accommodate up to four vehicles. Internally, the property is stunning and encompasses modern, contemporary living perfectly with a spacious, open-plan living room / kitchen dining and conservatory space with tiled floor, underfloor heating, small, (separate) WC and space for dining table.

To the front is the sitting area and recessed area for a TV. The kitchen is to the middle of the living space and is finished in a chic, charcoal grey with integrated appliances, breakfast bar and central island (which houses the sink basin and hob,) and offers superb storage space. To the rear of the ground-floor is a wide, bright and spacious conservatory which is nicely used as a dining space (and then leads to the garden) - perfect in the summer.

Upstairs are three bedrooms, all of which are double in size and a modern bathroom with shower over bath. The rear garden is fantastic too with great lawn space and small decked area.

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Lounge/ Dining 38'0" x 11'10" (11.59 x 3.62)

W.C

Conservatory 13'4" x 13'7" (4.07 x 4.16)

Landing

Bedroom One 13'6" x 9'7" (4.12 x 2.93)

Bedroom Two 12'7" x 9'4" (3.85 x 2.85)

Bedroom Three 14'5" x 7'1" (4.40 x 2.17)

Bathroom 8'4" x 5'8" (2.55 x 1.74)

School Catchment

English medium primary catchment area is  
St Johns private school  
Pen-Y-Bryn Primary School  
St Mellons church of Wales Primary School  
English medium secondary catchment area is

St Johns College private school  
St Teilos Church of Wales Secondary School  
Eastern High School

Welsh medium primary catchment area is  
Ysgol Bro Einwg

Welsh medium secondary catchment area is  
Ysgol Gyfun Gymraeg Bro Edern

\*this is subject to availability & change

Tax Band  
F

Tenure  
We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.





| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   | 71      | 76                         |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

