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CARDIFF

VALE

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BRISTOL



Church Road

OLD ST. MELLONS



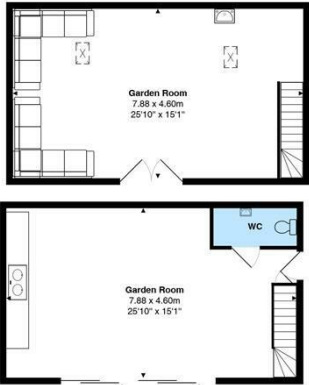
An exceptional detached barn conversion with separate annex. Recently converted in the last four years to a exceptionally high standard throughout, A dream home, just move in and enjoy.

Comments by Mrs Amanda Trinder

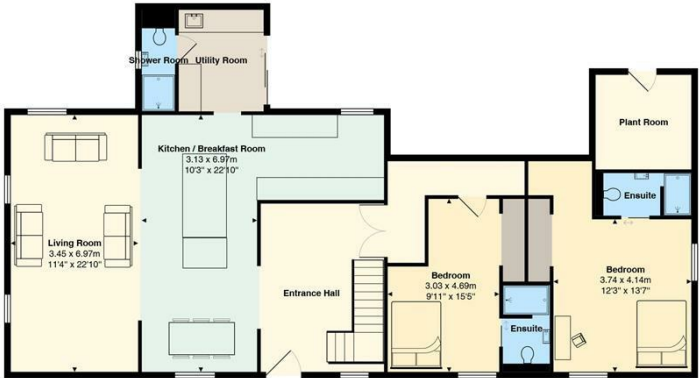


Property Specialist
Mrs Amanda Trinder
Senior valuer

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Ye Ole Barn
Total Area: 299.7 m² ... 3226 ft² (excluding balcony, mezzanine)
All measurements are approximate and for display purposes only



There is simply nothing not to love about this house with beautiful views from every angle. The property makes a perfect family home, ideal for entertaining inside and out with open plan kitchen / lounge leading to the garden / Annex. Simply enjoy the peace with stunning view of St Edeyrn's church situated opposite.

Comments by the Homeowner



Church Road

Old St. Mellons, Cardiff, CF3 6YA

£1,600,000



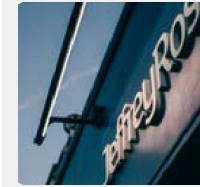
5 Bedroom(s)



6 Bathroom(s)



3226.00 sq ft



Contact our
Penylan Branch

02920 499680

Nestled in a tranquil corner of Old St. Mellons, Cardiff, this exceptional detached barn conversion offers a unique blend of modern living and rustic charm. With five spacious bedrooms and six well-appointed bathrooms, this property is perfect for families seeking both comfort and style.

As you enter, you are greeted by an inviting open-plan entrance hall and open plan living area that seamlessly combines the kitchen, dining, and lounge spaces, creating an ideal environment for entertaining guests or enjoying family time. The design maximises natural light, enhancing the warm and welcoming atmosphere throughout the home.

In addition to the main living space, the property features a generous utility room, and ground floor contemporary shower room. all of which provide ample room for relaxation or formal gatherings. The separate annex adds further versatility, making it perfect for guests, a home office, or even a private studio.

The location on Church Road offers a peaceful retreat while still being conveniently close to local amenities and transport links, ensuring that you can enjoy the best of both worlds. This property is truly a hidden gem, combining modern comforts with the charm of a barn conversion, all set in a picturesque setting.

If you are looking for a spacious family home that stands out from the rest, this remarkable property in Old St. Mellons is not to be missed.

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Entrance Hall	Master Suite with Bathroom 10'5 x 28'5 (3.18m x 8.66m)
Lounge 11'4 x 22'10 (3.45m x 6.96m)	First Floor Bedroom 9'11 x 13'7 (3.02m x 4.14m)
Kitchen 10'3 x 22'10 (3.12m x 6.96m)	En- Suite
Utility room	First Floor Bedroom 13'5 x 17'0 (4.09m x 5.18m)
Ground Floor Shower Room	En-Suite
Ground Floor Bedroom 9'11 x 15'5 (3.02m x 4.70m)	Annex Ground Floor 25'10 x 15'1 (7.87m x 4.60m)
En-Suite	Annex First Floor 25'10 x 15'1 (7.87m x 4.60m)
Ground Floor Bedroom 12'13 x 13'7 (3.66m x 4.14m)	Garden
En- Suite	Garage
Plant Room	Parking
Landing	Additional Information









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

