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CARDIFF

VALE

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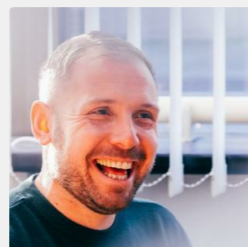
*Tyr Winch Road*

OLD ST MELLONS



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

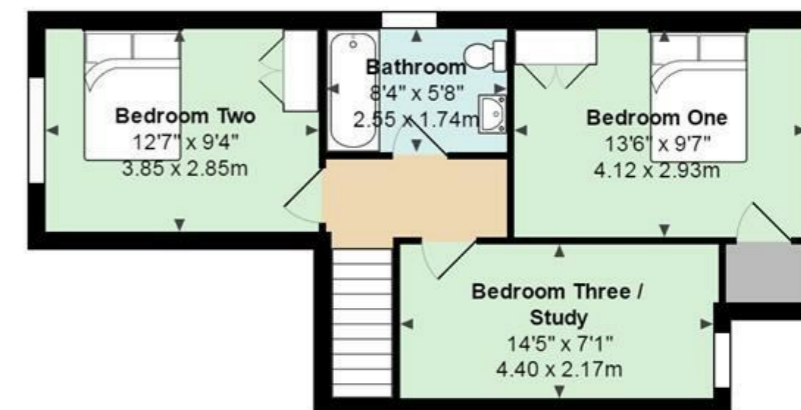
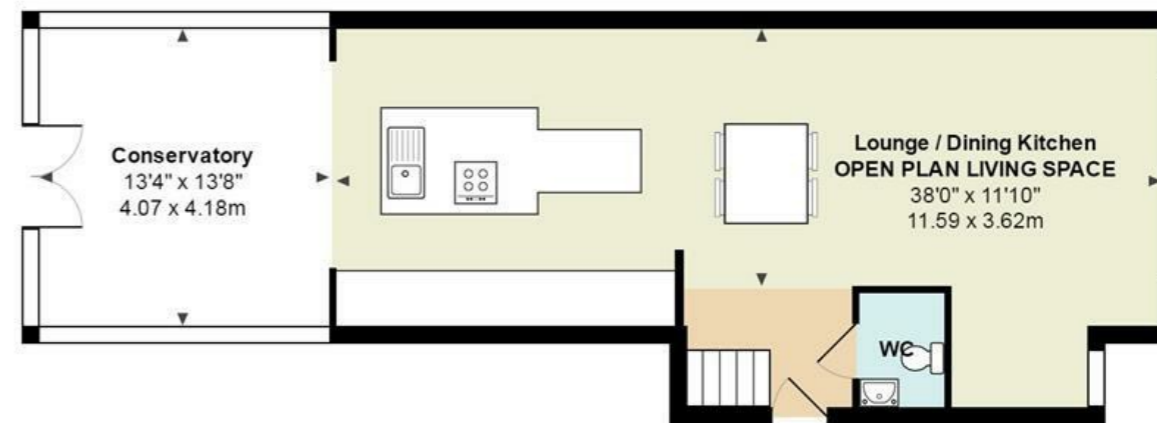
Comments by Jon Hooper-Nash



**Property Specialist**  
**Jon Hooper-Nash**  
Director

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## Washbourne Cottage, Old St. Mellons



Total Area: 1252 ft<sup>2</sup> ... 116.3 m<sup>2</sup>

All measurements are approximate and for display purposes only

Comments by the Homeowner





# Ty'r Winch Road

Old St Mellons, Cardiff, CF3 5UX

Offers Over

£400,000



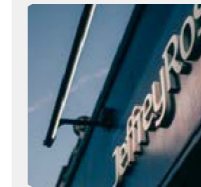
3 Bedroom(s)



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.



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

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

**W.C**

Welsh medium primary catchment area is  
Ysgol Bro Einwg

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

Welsh medium secondary catchment area is  
Ysgol Gyfun Gymraeg Bro Edern

**Landing**

\*this is subject to availability & change

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

**Tax Band**

F

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

**Tenure**

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

**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

C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L

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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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 