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3 Vaendre Court, Vaendre Lane, Old St. Mellons, Cardiff, CF3 0UJ.

Offers over £700,000

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A truly capacious five-bedroom family home, beautifully improved in recent years by the current owners, and occupying a superb location, tucked away in the corner of a quiet and private gated residential close.

This unique location comprises just six houses, well away from passing traffic, tranquil and private, yet well placed within a short five-minute drive to an exit onto A 48 Eastern Avenue enabling fast travel to both Cardiff City Centre, the M4, Newport and Bristol.

This stunning semi-detached home provides well designed and versatile living space, approximately 2200 square feet, with a large private entrance drive, a detached former double garage, a long side carport, and a fully landscaped level private large and lovely rear garden.

The property includes gas heating with a modern 2018 Worcester Bosch boiler, installed and maintained by British Gas (maintenance contract), and still under a 10-year warranty.

Further improvements include pretty white PVC Georgian style double glazed windows, a modern HIVE system, a bespoke fully fitted open plan kitchen and breakfast room (19'1 x 14'9), installed in 2018 with integrated appliances, a central island and granite work surfaces and high gloss doors and drawers.

There is a stylish and contemporary 12 kilo watt Log Burner (2013) within the capacious lounge (18'0 x 17'3), whilst new bi-folding doors were added in 2017.

The living space also includes an 18 FT utility room, a stunning entrance reception hall (26'0 x 8'4) with luxury Porcelanosa tiled floors, a stylish downstairs cloak room, a versatile snug/home office/study, and a separate formal dining room (17'4 x 10'7).

The first floor comprises four double sized bedrooms, the master bedroom being a generous (17'0 x 16'9), and benefiting with a stunning ensuite bathroom (2021) and a private balcony with clear glass panels and a lovely outlook onto the large rear gardens.

The second bedroom also includes an ensuite shower room (2021) and a matching private balcony, and bedroom four (17'0 x 8'9) also has a matching balcony with a rear garden outlook. There is also a family shower room off the main landing installed in 2018.

The property benefits mains gas, electricity, water and drainage, and the property is located within a private gated close, with fob operated double entrance gates, recently replaced in 2023, and maintained under a contract which includes the upkeep of the close, paid monthly (£30) by each of the six residents.

A very impressive family home in a unique location. Must be seen!





Entrance Reception Hall

26' x 8' 4" (7.92m x 2.54m)

Capacious main hallway beautifully designed and finished with Porcelanosa stone tiled floors which lead in to both the study/office, cloakroom and main lounge. This generous hallway is approached via a part panelled PVC double glazed front entrance door with Georgian features and matching Georgian PVC side screen windows, two further PVC double glazed Georgian windows with both side aspects and a view extending down the close, wide carpeted staircase with clear glass bespoke panels beneath a white balustrade with matching hand rail, wide under stair recess, double radiator, high ceiling, chrome effect power points and light switches, wall mounted chrome Hive heating controls.

Cloak Room

Independently approached from the hall via a white traditional style panel door providing cloaks hanging space with Porcelanosa tiled floor and radiator and leading to.....

Down Stairs Wc

Stylish contemporary modern white suite (Roca), with limestone tiled floor and walls, slim line W.C., circular shaped mounted wash hand basin with chrome mixer taps, pop-out waste and a built out solid wood vanity unit, further PVC double glazed Georgian style window to side, stylish chrome vertical towel rail/radiator.



Bedroom Five

8' 9" x 12' 5" (2.67m x 3.78m) Independently approached from the entrance hall via a white traditional style panel door with chrome handle leading to a very useful and versatile room currently used as an office perfect though for a snug or a fifth bedroom, if required, finished with Porcelanosa stone tiled continuous flooring, and equipped with a radiator, ceiling with spotlights and a PVC double glazed Georgian style window with outlooks on to the quiet frontage close.

Kitchen & Breakfast Room

Well fitted along three full sides with an extensive range of both floor and eye level units with high gloss doors and drawers in a combination of light contemporary grey and smart gloss black, beneath granite topped work surfaces incorporating a stainless steel sink with vegetable cleaner, chrome mixer taps and granite drainer, freestanding island unit with quartz granite worktops and breakfast bar, impressive stainless steel range cooker with a smart extractor hood canopy style, granite splashbacks, walls finished in smart glass, Porcelanosa stone tiled flooring throughout, ample space for an American style fridge freezer, space with plumbing for an automatic dishwasher, soft closing doors and drawers with custom made cutlery compartments, extensive deep pan drawers, PVC Georgian style



double glazed window with outlooks on to the quiet frontage close, double doors leading in to the dining room with glass panels, matching double doors leading in to the entrance hall, further white traditional style panel door leading in to the utility room.

Utility Room

Fitted with a range of panel fronted units with round nosed laminate worktops with stainless steel sink with chrome mixer taps, space for the housing of a washing machine, space for the housing of a tumble dryer, wall mounted unit housing the gas central heating boiler, ceramic tiled floor, PVC double glazed obscure glass Georgian style outer door opening on to the rear gardens.

Formal Dining Room

17' 4" x 10' 7" (5.28m x 3.23m) Also inset with matching double glass panel doors that open in to the lounge, Porcelanosa stone tiled flooring, high ceiling with spotlights, radiator, PVC double glazed French doors with integrated blinds that open on to and overlook the large and lovely private rear gardens.

Lounge

17' 3" x 18' (5.26m x 5.49m) A capacious principal reception room, beautifully finished with Porcelanosa stone tiled flooring throughout, and inset with double glazed full length bi-folding doors that open on to a



large and lovely private sunny landscaped rear garden. Two radiators, contemporary corner log burner with glass clear view front and store, chrome finished light switches and power points throughout.

First Floor Landing

Approached via a contemporary grey carpeted single flight staircase with glass panels and white balustrade leading to a square shaped main landing with access to roof space, chrome finished light switches and power points throughout.

Master Bedroom One

17' x 16' 9" (5.18m x 5.11m) An impressive and generous master bedroom, equipped with mirror fronted full height wardrobes, radiator, and PVC double glazed French doors with integrated blinds that open on to.....

Ensuite Bathroom

8' 2" x 7' (2.49m x 2.13m) Stunning white luxury suite with tiled floor and walls comprising large oversized freestanding bath with chrome mixer taps, chrome pop-up waste and chrome mixer shower fitment, slim line W.C., square shaped mounted wash hand basin with a built out vanity unit with granite effect vanity surface and high gloss vanity drawers, chrome mixer taps and pop-up waste, chrome vertical towel rail/radiator, velux double glazed window to rear. air ventilator.

Sun Balcony



Finished in Astro turf with clear glass bespoke panels and outlooks across the large and lovely private rear gardens. Ample space for a patio table and chairs.

Bedroom Two

13' 9" x 10' (4.19m x 3.05m) Approached independently from the first-floor landing via a white traditional style panel door with chrome door handle leading to a double size bedroom, equipped with radiator and high ceiling plus built-in airing cupboard housing a large unvented hot water cistern. White PVC double glazed Georgian style French doors with a matching side screen window overlook the frontage close and open on to.....

Ensuite Shower Room

Stunning white contemporary and stylish white suite with tiled floor and walls comprising double length walk-in contemporary shower with chrome waterfall shower fitment and separate hand fitment, clear glass shower screen, slim line W.C., large shaped wall mounted wash hand basin in glass equipped with chrome mixer taps and pop-up waste and a built out vanity unit with two drawers with white high gloss fronts. Large velux double glazed window to front, chrome vertical towel rail/radiator.

Sun Balcony

finished in Astro turf with clear glass panels and with outlooks across the quiet frontage close.



Bedroom Three

9' 10" x 8' 10" (3.00m x 2.69m) Independently approached from the first-floor landing via a white traditional style panel door, this bedroom is equipped with a radiator and a Georgian style PVC double glazed window with outlooks on to the frontage drive.

Bedroom Four

17' x 8' 9" (5.18m x 2.67m) Independently approached from the first-floor landing via a white traditional style panel door with chrome door handle leading to a further double size fourth bedroom equipped with a radiator and PVC double glazed Georgian style French doors that open on to....

Sun Balcony

This bedroom also benefits from a first-floor sun balcony finished in Astro turf, clear glass panels and outlooks across the large and lovely private rear gardens.

Family Shower Room

Stunning stylish contemporary white suite with tiled floor and walls comprising triple length walk-in contemporary shower with chrome rainfall shower unit and separate hand fitment, clear glass shower panel, W.C. with concealed cistern, large, shaped wall mounted wash hand basin with chrome mixer taps, pop-up waste and a built-out vanity unit with two drawers with high gloss fronts. Stylish chrome vertical coil radiator, ceiling with spotlights, velux double glazed window. Air ventilator.



Outside Front Entrance Drive

The property is approached via a four-car minimum double width block paved private front entrance drive with low boundary walls and side panels leading to....

Detached Former Double Garage

The garage has been partly converted to a room, easily returned, it also has electric, fob operated roller shutter doors. Electric power and light.

Car Port

Alongside the house is a triple length tandem carport fully enclosed with a sloping Perspex roof and equipped with a front gate and an outside water tap.

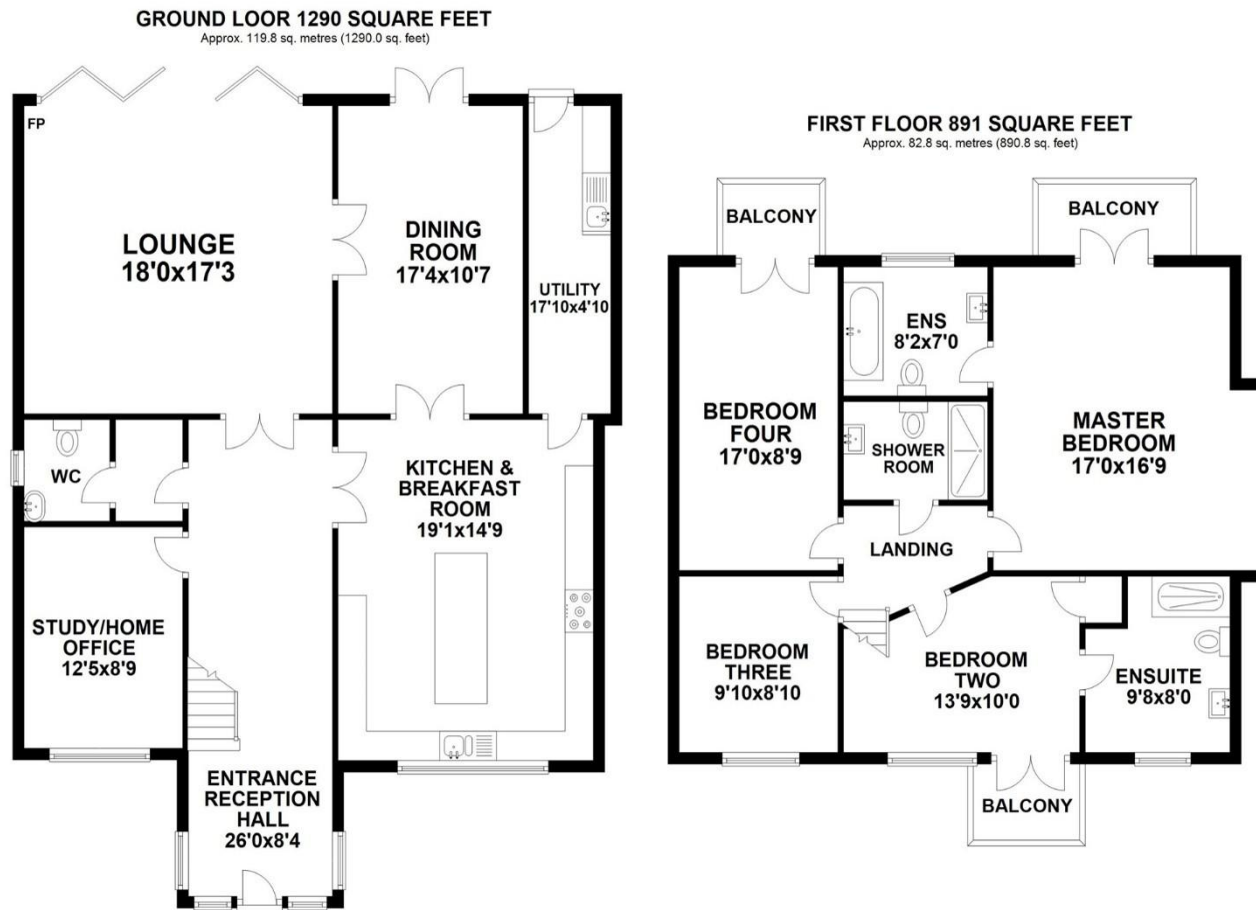
Rear Gardens

This beautifully private and fully landscaped large and lovely rear garden comprises a sizeable main lawn inset with a composite decked sun terrace and a large summer house with electric power and light. There is also space for the housing of a large hot tub and a further Astro turf finished full width patio area with outside lights, two barbecues - one is manual and the second is a Beefeater chrome finished Signature S30005 stainless steel barbecue. Solid stone worktops adjacent to the Astro turf sun terrace with ample space for a large dining table and patio chairs. There is also a pizza oven. The garden affords maximum privacy by high timber fencing with further screens of mature trees, and at the bottom of the garden is a further storage shed with raised borders constructed with railway sleepers and inset with shrubs and plants.



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Total area: approx. 202.6 sq. metres (2180.8 sq. feet)

Important Information

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