



Assakaf House
Church Road | Old St. Mellons | Cardiff | South Glamorgan | CF3 6YA

STEP INSIDE

Assakaf House

Introduction

A substantial and beautifully upgraded family residence set behind private gated grounds in one of Old St Mellons' most sought-after locations. Offering exceptional versatility, generous proportions throughout and the potential for multi-generational living, Assakaf House is a home that effortlessly adapts to the changing needs of modern family life.

Having undergone extensive improvements by the current owners, the property is presented in excellent condition and is ready for immediate occupation, with upgraded kitchens, bathrooms, flooring, heating systems and modern conveniences throughout. Whether accommodating a growing family, multi-generational living arrangements or those seeking accessible ground-floor accommodation, this remarkable home offers a rare combination of flexibility, privacy and lifestyle.

Step Inside

Assakaf House immediately impresses with its scale, flexibility and thoughtfully designed layout. Extending to provide far larger accommodation than many homes in the area, the property has been carefully modernised whilst retaining an excellent flow for family living.

At the heart of the home is the recently replaced kitchen/breakfast room, beautifully appointed with contemporary finishes and designed as a practical and sociable space for everyday life. The adjoining reception rooms provide exceptional versatility for modern family living. Of particular note is the stunning main living room, featuring an impressive double-height ceiling and large bi-folding doors opening onto the front aspect, flooding the room with natural light and creating a wonderful sense of space and grandeur.

The bedroom accommodation is equally impressive. Six well-proportioned bedrooms are arranged across the home, with two benefitting from en-suite facilities, whilst two additional family bath and shower rooms serve the remaining bedrooms. The principal suite is a true highlight, offering a luxurious retreat complete with a dressing room, stunning en-suite bathroom and a substantial private sitting area, creating a peaceful sanctuary away from the main household.

One of the property's most attractive features is its adaptability. The layout lends itself perfectly to multi-generational living, guest accommodation or those requiring ground-floor accessibility. A separate section of the home currently incorporates a large living room, office and shower room with its own independent entrance, creating the opportunity for a self-contained annexe or independent living quarters. Subject to individual requirements, there is ample space to incorporate an additional kitchen, further enhancing the flexibility on offer.

Further benefits include recently upgraded bathrooms throughout, underfloor heating, a new boiler installation, EV charging points and high-quality finishes that ensure the property is ready to move straight into.





















STEP OUTSIDE

Assakaf House

Approached via private electric gates, Assakaf House enjoys a secure and private setting with a substantial driveway providing parking for approximately five vehicles. CCTV and an intercom entry system provide additional peace of mind.

The elevated front garden creates an impressive first impression, featuring expansive lawned areas and an attractive outlook across the surrounding area. A standout feature of the grounds is the unique treehouse structure, offering exceptional versatility and lifestyle appeal.

Originally designed as an outdoor entertaining space complete with covered seating area, outdoor kitchen and bar, the structure now provides a range of exciting possibilities. Beneath the elevated deck is useful storage space, whilst the room above is currently utilised as a shisha lounge. This adaptable space could equally serve as a home office, creative studio, gym, yoga retreat, games room or teenage den, making it a truly unique addition to the property.

To the rear, the enclosed garden is predominantly laid to lawn, providing a safe and private environment for children and pets whilst offering ample space for outdoor entertaining and family enjoyment.









Location

Church Road occupies a highly desirable position within the established village community of Old St Mellons, one of Cardiff's most sought-after residential locations.

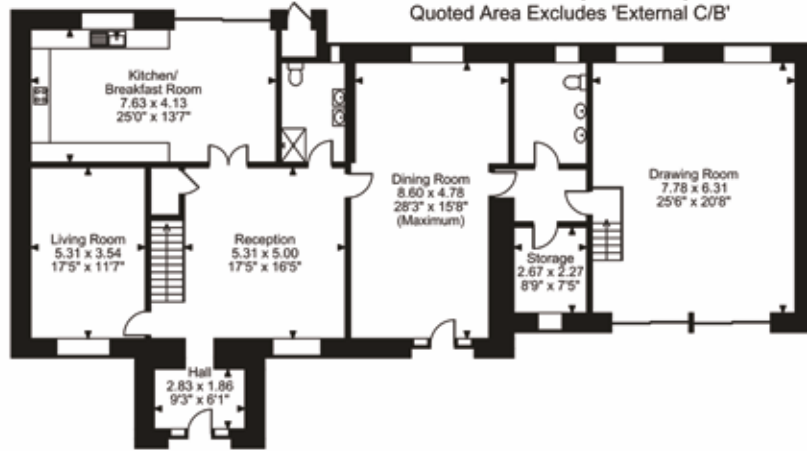
The area is particularly popular with families thanks to its excellent range of schooling options, convenient access to Cardiff city centre and strong transport connections via the A48 and M4 motorway network. Nearby amenities include local shops, cafés, restaurants, golf clubs and leisure facilities, whilst the neighbouring villages of Marshfield and St Mellons provide further everyday conveniences.

Combining village charm with excellent connectivity, Old St Mellons remains one of Cardiff's premier residential addresses, offering an enviable balance of lifestyle, convenience and community.



Assakaf House, Church Road, Old St. Mellons, Cardiff, South Glamorgan

Approximate Gross Internal Area
Main House = 4363 Sq Ft/405 Sq M
Summer House = 1159 Sq Ft/108 Sq M
Total = 5522 Sq Ft/513 Sq M
 Quoted Area Excludes 'External C/B'



Ground Floor

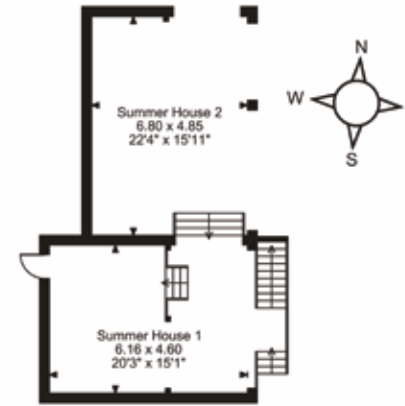


First Floor

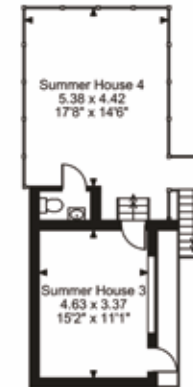
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The position & size of doors, windows, appliances and other features are approximate only.

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Summer House Ground Floor



Summer House First Floor

Council Tax Band: I
 Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	39 F	
1-20	G		

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