



Ffordd Ffagan, offers in the region of £770,000

- EPC D, COUNCIL TAX BAND H, EXECUTIVE STYLE FOUR BEDROOM PERIOD STYLE RESIDENCE
- NEW BESPOKE 23 FT KITCHEN & DINING ROOM, TWO LUXURY NEW BATHROOMS
- LARGE CONSERVATORY, 19 FT LOUNGE, STUDY-HOME OFFICE
- DOWNSTAIRS CLOAK ROOM, UTILITY ROOM,



 4  2  2



About the property

Being sold with no onward chain large imposing detached four bedroom executive style family residence, built by Messrs Meadgate Developers in 2000, and completed with a 10 year N H B C warranty. This most impressive traditional style period style residence, forms part of their Heritage collection, built externally in facing brick, with white render relief's and dark wood timbering, all beneath a large tiled main roof. This stunning property occupies a truly delightful position with a large private corner garden, totally enclosed with lawns and sun patio that surround two sides of the house. The property fronts a very select and small private close, comprising just detached homes, and provides 1800 square feet, with exceptional fittings and well designed versatile living space. Superb features include a bespoke fully fitted open plan kitchen and dining room with electric under floor heating, (23'6 x 13'6), installed in 2017, and two luxury new first floor bathrooms, fitted between 2020-2021. The property also benefits gas heating with panel radiators and a modern Worcester Combi boiler installed in 2019, a sophisticated intruder alarm, a large stylish conservatory, supplied and built by Leeks, with a new 2019 glass roof, still under a 10 year warranty. The generous accommodation also includes a large study-home office, a spacious lounge (19'4 x 11'8), whilst a super sized versatile studio room-games room (21'2 x 11'0), is located above the double garage (21'4 x 18'4max).



Accommodation

The Property And Location

Additional features 2017 include engineered oak floors, a new electric fob operated garage doors fitted in 2021, hardwood traditional style panel doors, a down stairs cloak room of the entrance reception hall, and a very useful built in cloak hanging cupboard. A truly elegant modern residence approached by a four car private drive, and located within this very prestigious select development, adjacent to St Mellons Golf Course.

Within a short driving distance is both an exit onto the A 48, enabling fast travel to Cardiff City Centre, Newport and Bristol, whilst also within easy reach is Rumney Village centre. Within a short driving distance is an exit onto the A 48 Eastern Avenue, allowing fast travel to East and West Cardiff, the M4, Newport and Bristol. Old St Mellons is surrounded by picturesque countryside, providing fine walks and impressive equestrian pursuits, whilst close at hand are some of the most popular Golf courses in the area. Both St Johns college and St Mellon's Church in Wales Primary School are a short walk from the house. Located just a short walk to Old St Mellon's Village with its four-character pubs, a Petrol Station, a farmers' market, Blooms Garden centre, a Pharmacy.

Also, a new Railway Station is planned at St Mellons, which once opened will allow a first-class opportunity for local residents to travel to both Cardiff Queen Street, Bristol and London.

Ground Floor

Entrance Porch

Open fronted with a paved threshold and an outside ornamental light.

Entrance Reception Hall

13' 1" x 9' 1" (3.99m x 2.77m)

A most impressive hallway with engineered oak flooring approached via a part panelled front entrance door inset with pretty stained glass leaded upper lights with matching sealed double glazed side screen windows leading in to a central hall with a wide carpeted spindle balustrade single flight staircase with newel post leading to a gallery landing, high cornice ceiling, radiator with pretty casement cover.

Downstairs Cloakroom

Modern white suite comprising shaped pedestal

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Floorplan



Important Information

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