



The Heathers

Ty'r Winch Road | Old St. Mellons | Cardiff | South Glamorgan | CF3 5UX

 **FINE & COUNTRY**

STEP INSIDE

Occupying a substantial private plot along one of Old St Mellons' most prestigious roads, The Heathers is an exceptional and significantly extended detached residence offering luxurious family living on an impressive scale. Beautifully finished throughout and thoughtfully designed for modern lifestyles, this outstanding six-bedroom home combines elegant interiors with generous proportions, creating a property perfectly suited to both everyday family life and entertaining.

Set behind electric gates with an impressive sweeping driveway, The Heathers enjoys privacy, security and picturesque countryside views, all whilst being moments from excellent schools, local amenities and superb transport connections into Cardiff and beyond.

Step Inside

The quality of The Heathers is immediately apparent upon entering the magnificent reception hall. A striking porcelain staircase with contemporary glass balustrade creates a stunning focal point, complemented by elegant porcelain tiled flooring that flows throughout much of the ground floor, setting the tone for the high specification found throughout the home.

Designed with both family living and entertaining in mind, the property offers four exceptionally generous reception rooms, providing outstanding versatility to suit every occasion. Whether hosting formal gatherings, enjoying cosy evenings with family or creating dedicated spaces for work, play or relaxation, the layout effortlessly adapts to modern living.

At the heart of the home lies a beautifully appointed kitchen, thoughtfully designed with an extensive range of quality integrated appliances, solid stone worktops and porcelain tiled flooring. A separate utility room provides additional practicality, whilst a guest cloakroom completes the ground floor accommodation.

Also located on the ground floor is Bedroom Six, a spacious double bedroom complete with a stylish en suite shower room and attractive views over both the front and rear gardens. This versatile space is ideal for guests, older relatives, independent teenagers or those seeking accessible ground floor accommodation.

The first floor continues to impress with a truly outstanding principal suite, offering a luxurious private retreat. The generous bedroom is complemented by a walk-through dressing room with fitted wardrobes and a beautifully appointed en suite shower room, creating a hotel-inspired sanctuary within the home.

Bedroom Two also benefits from its own en suite shower room, whilst the remaining four well-proportioned double bedrooms are served by an elegant family bathroom, making the accommodation perfectly suited to growing families.

Throughout the home, the exceptional standard of finish, quality materials and meticulous attention to detail are evident in every room, resulting in a property that is ready for immediate occupation.









STEP OUTSIDE

Approached via electric gates, The Heathers enjoys an impressive sense of arrival. A sweeping gravel driveway leads through the substantial front gardens, where a charming pond and fountain create an attractive focal point and enhance the property's kerb appeal.

The generous grounds provide ample parking for multiple vehicles whilst maintaining excellent privacy from the road.

To the rear, the beautifully maintained gardens enjoy a peaceful outlook across the surrounding countryside, providing the perfect setting for outdoor entertaining, family life or simply relaxing whilst enjoying the tranquil surroundings. The combination of mature gardens, generous outdoor space and picturesque rural views creates an enviable lifestyle rarely found so close to Cardiff.

Location

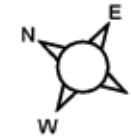
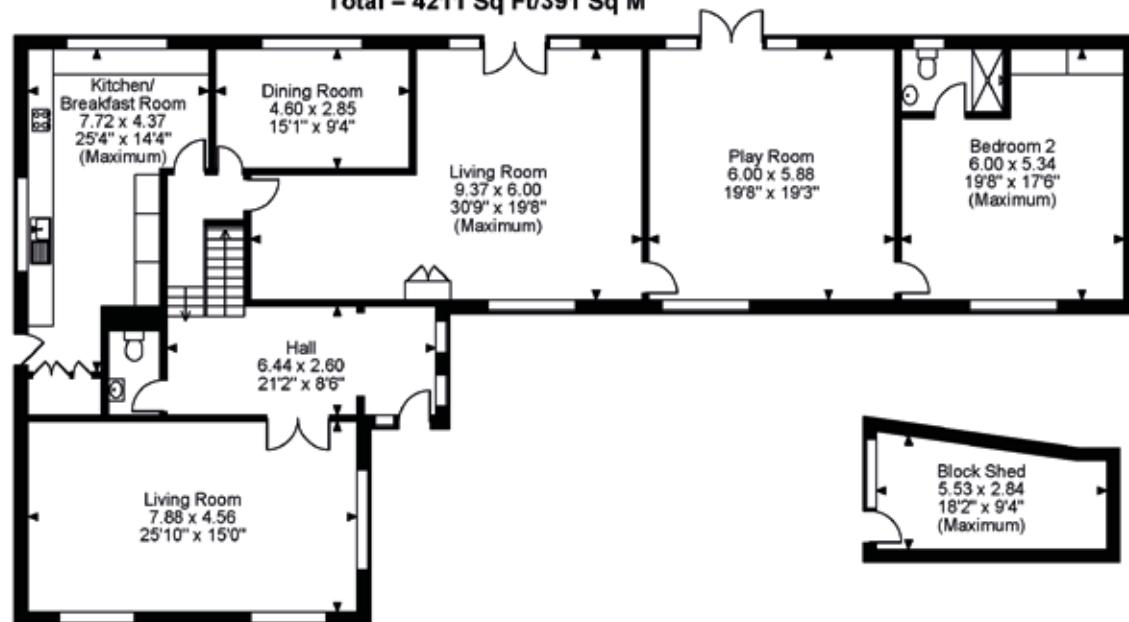
Old St Mellons remains one of Cardiff's most sought-after residential locations, offering the perfect balance of village charm and city convenience. Ty'r Winch Road is particularly well regarded, renowned for its prestigious homes, generous plots and peaceful surroundings.

Residents benefit from excellent local amenities, highly regarded primary and secondary schools and convenient access to a range of independent schools. Cardiff city centre is easily accessible, whilst excellent transport links via the A48 and M4 motorway provide straightforward commuting to Newport, Bristol and beyond.

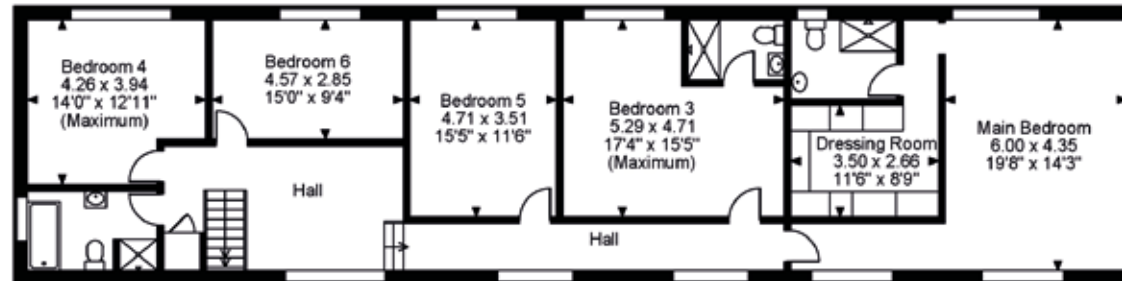
Combining a semi-rural setting with exceptional connectivity, The Heathers offers an outstanding opportunity to acquire a substantial family home in one of Cardiff's finest addresses.



The Heathers Ty'r Winch Road, Old St. Mellons, Cardiff, South Glamorgan
Approximate Gross Internal Area
Main House = 4066 Sq Ft/378 Sq M
Block Shed = 145 Sq Ft/13 Sq M
Total = 4211 Sq Ft/391 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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