

Church Road,

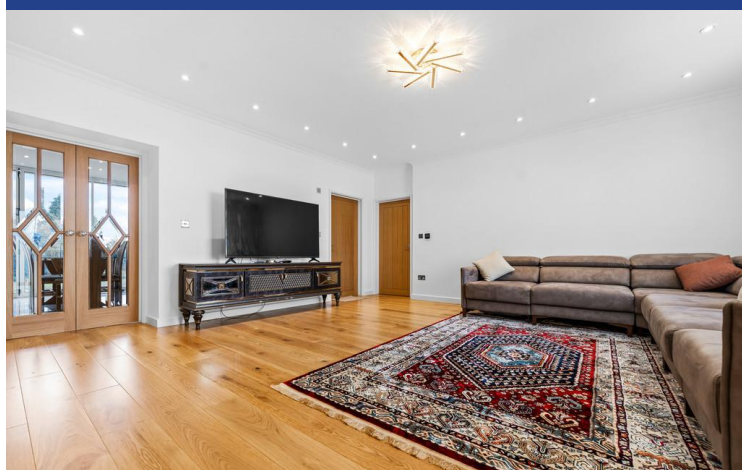
Old St. Mellons, Cardiff, CF3 6YA



Estate Agents and
Chartered Surveyors

Asking Price Of

£1,500,000



Detached House

5

3

4

3

Property Description

Situated in a semi rural location in the village of Old St Mellons close to good road links and local amenities. The spacious and well proportioned accommodation is approximately 5,500 sq ft and offers entrance opening into lounge, family room, superb modern kitchen/diner, shower room, second reception room, inner hallway, office, cloakroom and reception/drawing room. To the first floor there is a grand master suite with dressing room and en-suite, second bedroom with en-suite, three further double bedrooms and a luxury family bathroom. The property has been finished to a high specification throughout and offers modern versatile living. The property is set in private gardens with countryside views and also has the benefit of ample gated parking and a useful wooden constructed home office/playroom/store room.

Tenure Freehold

Council Tax Band E

Floor Area Approx 5,500 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is situated in a semi rural location with easy access to the A48 and links to the M4 motorway. Local shopping amenities are also close at hand plus regular public transport into the City Centre. Both primary and secondary schools are a short distance from the property.

ENTRANCE

Enter via composite front door into entrance hall. Smooth walls and ceilings with spot lighting and tiled flooring. Opening into lounge.

LOUNGE

20' 7" x 17' 5" (6.28 maxm x 5.32m)

Smooth walls and ceilings with spot lighting and engineered wood floors with underfloor heating. Wooden staircase leading to first floor. Under stairs storage cupboard. Upvc double glazed window to front. Door leading to kitchen, downstairs shower room and reception room.

FAMILY ROOM

17' 4" x 11' 7" (5.30m x 3.54m)

Smooth walls and ceilings with spot lighting and engineered wood flooring with underfloor heating. Upvc double glazed window to front.

KITCHEN/DINER

25' 0" x 13' 6" (7.63m x 4.14m)

Fitted with a traditional shaker style kitchen with quartz worktops over. Free standing AGA cooker with six ring gas hob and cooker hood over. Integral full size fridge and full size freezer. Built in oven, integral dishwasher and washing machine. Inset stainless

steel sink unit plus drainer. Tiled splash back with smooth walls and ceilings with spot lighting and pendant light above the dining table and chairs. Tiled flooring with under floor heating. Upvc double glazed window to rear. Upvc double glazed by folding doors leading to rear garden

DOWNSTAIRS SHOWER ROOM

Fitted with a modern three piece bathroom suite comprising walk in double shower enclosure with sliding glass door, WC and his and hers wash hand basin. Tiled walls and flooring with underfloor heating and smooth ceilings with spot lighting. Upvc double glazed obscure window to rear.

SECOND RECEPTION ROOM

28' 8" x 15' 0" (8.75m x 4.58m)

Smooth walls and ceilings with spot lighting and x2 pendant lights. engineered wood flooring with underfloor heating. Upvc double glazed window to rear. Composite door leading to front with Upvc surround and obscured glass. Door leading to inner hallway.

INNER HALLWAY

8' 7" x 5' 4" (2.62m x 1.65m)

Smooth walls and ceilings with spot lighting. Engineered wooden flooring with underfloor heating. Door leading to cloakroom, office reception/drawing room.

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OFFICE

8' 8" x 7' 6" (2.65m x 2.31m)

Smooth walls and ceilings with spot lighting.
Engineered wooden flooring with under floor heating.
Upvc double glazed window to front.

CLOAKROOM

Fitted with a modern two piece suite comprising WC and his and his wash hand basin. Tiled walls and flooring with under floor heating. Smooth ceilings with spot lighting. Upvc double glazed obscure window to rear.

RECEPTION/ DRAWING ROOM

26' 4" x 20' 1" (8.03m x 6.13m)

Staircase leading down into grand reception hall.
Smooth walls and ceilings with spot lighting and X2 large chandeliers. Engineered wooden flooring with under floor heating. Upvc double glazed window to rear X2. Upvc double glazed by folding doors openings to the front garden.

FIRST FLOOR LANDING

Wooden staircase with wooden balustrades leads to the first floor. Access to attic space housing tank. Wooden doors with chrome handles to all rooms. Inset spotlights and coving to ceiling.

MASTER SUITE

28' 8" x 25' 6" (8.739m x 7.783m)

An impressive master suite with three double glazed windows to front plus double glazed window to rear aspect. Inset spotlights and coving to ceiling. Four central heating radiators. TV point and power points, all chrome. Door into;

DRESSING ROOM

Double glazed window to rear aspect. Inset spotlights to ceiling. Central heating radiator. Door into;

EN-SUITE

A great size en-suite with obscure double glazed window to rear. Fully tiled walls and tiled floor. White suite comprising panelled bath, his and hers wash hand basins set in feature quartz vanity unit with fitted mirrored cabinet above with lighting. Large shower unit with mains attachment and rainfall shower, glass sliding doors. Low level WC with concealed cistern, all chrome fittings throughout.

BEDROOM TWO

17' 5" x 11' 8" (5.319m x 3.569m)

Again a superb size bedroom with double glazed window to front aspect overlooking garden. Lovely open views from this room. Central heating radiator. Inset spotlights to ceiling, tv point and power points. Door into;

EN-SUITE

Another luxury fitted bathroom with obscure double glazed window to front aspect. Fully tiled walls and tiled flooring. White suite comprising large walk in shower with mains attachment and glass sliding doors. Wall hung wash hand basin and low level WC with concealed cistern. Fitted mirrored cabinet. Heated towel rail.

BEDROOM THREE

14' 6" x 13' 6" (4.431m x 4.119m)

Third double bedroom with two windows to front aspect. Inset spotlights to ceiling. Two central heating radiators. Power points.

BEDROOM FIVE

25' 0" x 10' 0" (7.630m x 3.061m)

Double glazed window to rear. Inset spotlights to ceiling. Central heating radiator. TV point and power points.

BEDROOM FOUR

12' 5" x 13' 6" (3.795m x 4.139m)

Fourth double bedroom with window to front aspect. Inset spotlights to ceiling. Central heating radiator and power points.

MAIN BATHROOM

10' 11" x 10' 1" (3.334m x 3.096m)

Again a beautifully presented bathroom with obscure double glazed window to the rear. Fully tiled walls and tiled flooring. White suite comprising panelled bath, his and hers wash hand basins set in quartz vanity unit. Double shower unit with mains shower and glass sliding doors. Inset spotlights to ceiling. Central heating radiator and extractor fan. Fitted mirrored cabinet with lighting.

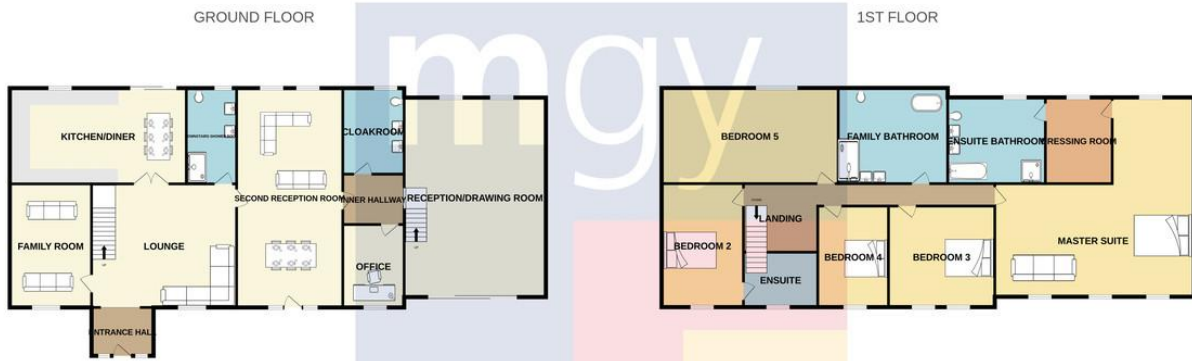
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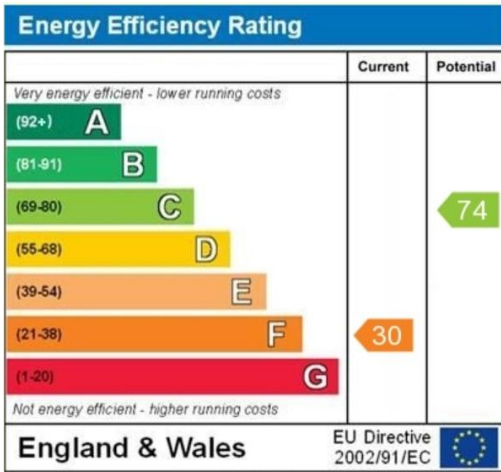
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