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CARDIFF VALE CAERPHILLY BRISTOL



Ty'r Winch Road

OLD ST MELLONS



Superb cottage in the heart of Old St Mellons which offers a superb living space.

Comments by Jon Hooper-Nash



Property Specialist

Jon Hooper-Nash

Director

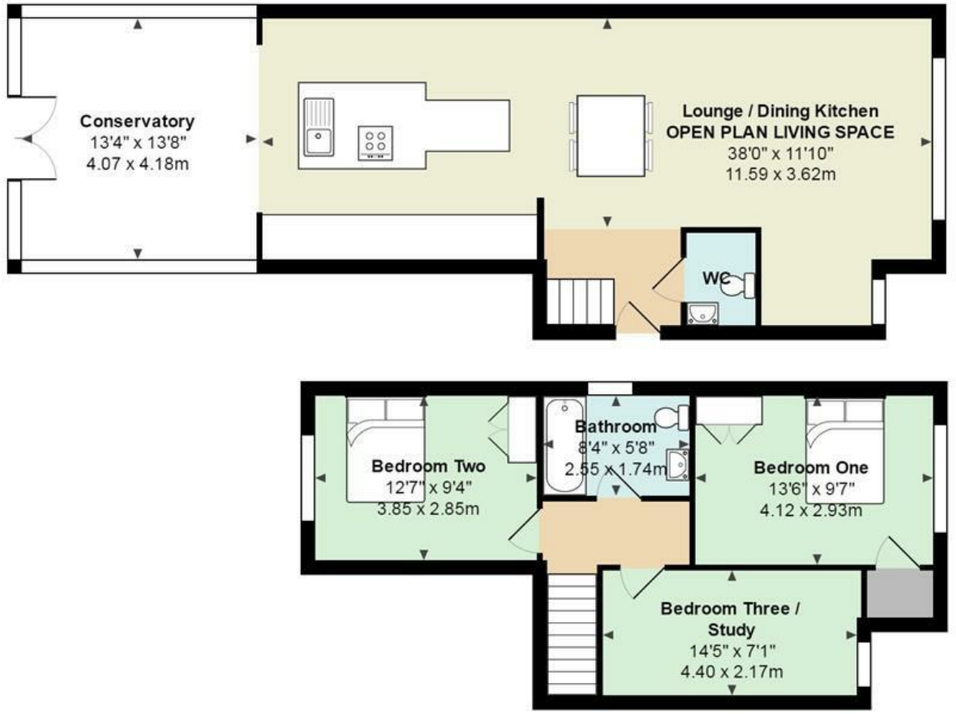
jon@jeffreyross.co.uk

A fantastic property I had someone build for me in 2015, the neighbours are great and so is the whole neighbourhood.

Comments by the Homeowner



Washbourne Cottage, Old St. Mellons

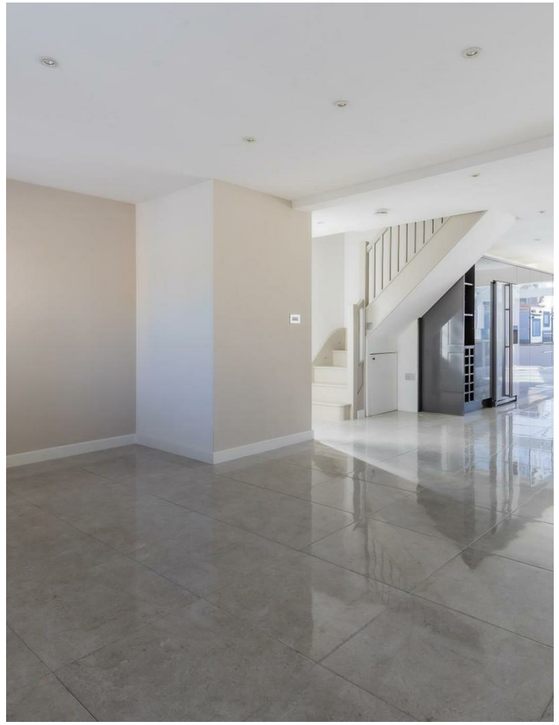


Total Area: 1252 ft² ... 116.3 m²

All measurements are approximate and for display purposes only









Ty'r Winch Road

Old St Mellons, Cardiff, CF3 5UX

Asking Price

£400,000

3 Bedroom(s) | 1 Bathroom(s) | 1252.00 sq ft



Contact our
Llanishen Branch
02920 499680

Almost unique in its essence is this quite fantastic, purpose-built cottage in the ever popular village of Old St. Mellons - just on the outskirts of Cardiff and perfectly located for access in and out of the City via the A48 / M4 link. Built in 2014, the owner has done a brilliant job in fusing together the traditional and the contemporary with this superb cottage - which most certainly surprises once inside. Externally, the property is finished with eye-catching stonework and is fronted by a wide driveway which could accommodate up to four vehicles. Internally, the property is stunning and encompasses modern, contemporary living perfectly with a spacious, open-plan living room / kitchen dining and conservatory space with tiled floor, underfloor heating, small, (separate) WC and space for dining table.

To the front is the sitting area and recessed area for a TV. The kitchen is to the middle of the living space and is finished in a chic, charcoal grey with integrated appliances, breakfast bar and central island (which houses the sink basin and hob,) and offers superb storage space. To the rear of the ground-floor is a wide, bright and spacious conservatory which is nicely used as a dining space (and then leads to the garden) - perfect in the summer.

Upstairs are three bedrooms, all of which are double in size and a modern bathroom with shower over bath. The rear garden is fantastic too with great lawn space and small decked area.





Lounge/ Dining 38'0" x 11'10" (11.59 x 3.62)

W.C

Conservatory 13'4" x 13'7" (4.07 x 4.16)

Landing

Bedroom One 13'6" x 9'7" (4.12 x 2.93)

Bedroom Two 12'7" x 9'4" (3.85 x 2.85)

Bedroom Three 14'5" x 7'1" (4.40 x 2.17)

Bathroom 8'4" x 5'8" (2.55 x 1.74)

School Catchment

English medium primary catchment area is

St Johns private school

Pen-Y-Bryn Primary School
St Mellons church of Wales Primary School

English medium secondary catchment area is

St Johns College private school
St Teilos Church of Wales Secondary School
Eastern High School

Welsh medium primary catchment area is
Ysgol Bro Eirwg

Welsh medium secondary catchment area is
Ysgol Gyfun Gymraeg Bro Edern

*this is subject to availability & change

Tax Band

F

Tenure

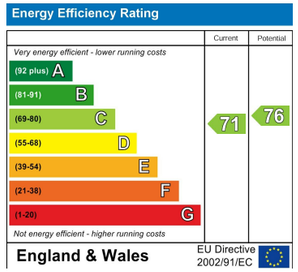
We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.


10 YEAR
WARRANTY








Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
71
76
England & Wales
EU Directive 2002/91/EC



