

UNDER OFFER

Heol Bennett

Old St. Mellons, Cardiff, CF3 6AF

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ASKING PRICE

£725,000

5 BEDROOMS

3 BATHROOMS

3 RECEPTIONS

2,170 SQ FT





This incredible spacious five-bedroom, three-bathroom detached home offers over 2,100 sq ft of modern family living. Highlights include a stunning orangery with warm roof (2024), solar panels with an A-rated EPC, a double garage, and a large driveway. With no onward chain, it's ready for a smooth and speedy move.



MAX TUSTIN

AREA VALUER / NEGOTIATOR · LLANISHEN



THE PROPERTY

NO CHAIN In the charming area of Heol Bennett, Old St. Mellons, Cardiff, this impressive detached house offers a perfect blend of modern living and spacious comfort. With five well-proportioned bedrooms and three bathrooms, this property is ideal for families seeking ample space and convenience.

Spanning an impressive 2,170 square feet, the home boasts a delightful orangery with a warm roof, installed in 2024, which floods the living area with natural light and provides a wonderful space for relaxation or entertaining guests. The property also features a double garage and a large driveway, ensuring that parking is never a concern.

In addition to its generous living space, this home is equipped with solar panels, installed in 2024, promoting energy efficiency and sustainability with maximum A rating achieved. The absence of a chain means that you can move in without delay, making this property an attractive option for those looking to settle in quickly.

Old St. Mellons is a desirable location, offering a peaceful suburban lifestyle while still being conveniently close to Cardiff's vibrant city centre. This property presents a unique opportunity to acquire a upgraded modern family home in a sought-after area. Do not miss the chance to make this stunning house your new home.

KEY FEATURES

2,170 SQFT

NO CHAIN

5 BEDROOM HOME

18 SOLAR PANELS AND 2 X 5KW

ORANGERY ADDED

EXTRA ADD ON WHEN FIRST PURCHASED



INSIDE



INSIDE



OWNERS' COMMENTS

Been a great family home for us over the short years, fitting the solar panels helped us save money over the years.

THE OWNERS

OLD ST. MELLONS, CARDIFF



ACCOMMODATION

OFFICE	3.56 x 2.17
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LOUNGE	3.56 x 5.43
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KITCHEN/BREAKFAST ROOM	8.30 x 15
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ORANGERY	4.37 x 3.45
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MASTER BEDROOM	5.40 x 3.44
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BEDROOM TWO	3.56 x 4.89
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BEDROOM THREE	4.34 x 2.86
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BEDROOM FOUR	4.16 x 2.73
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BEDROOM FIVE	3.99 x 2.70
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SCHOOL CATCHMENT

My English medium primary catchment area is Old St Mellon's COMMUNITY My English medium secondary catchment area is Eastern High School (year 2024-25) My Welsh medium primary catchment area is Ysgol Gynradd Gymraeg Pen Y Groes (year 2024-25) My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

TAX BAND

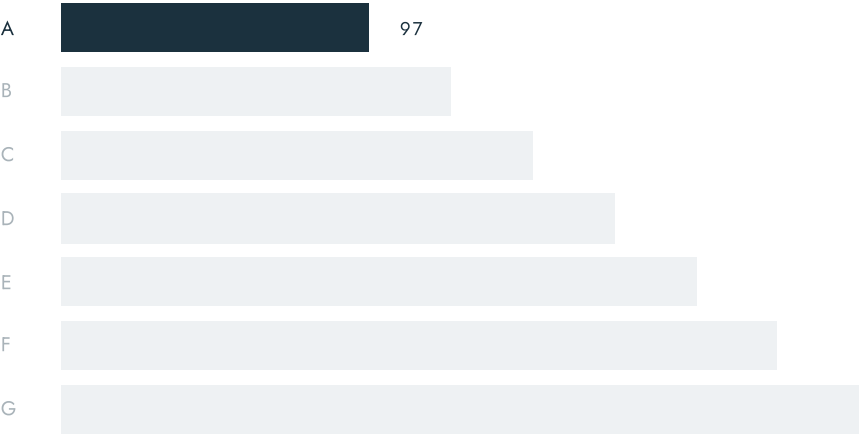
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FLOORPLAN



Energy efficiency

Currently band A, with the potential to reach band A.



Rating 97 · potential 97. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	HOUSE - DETACHED
INTERNAL AREA	2,170 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND G · ABOUT £3,355 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	97 · POTENTIAL 97

COME AND SEE IT

Arrange a viewing

*Our Llanishen team can arrange a private viewing,
usually within days – call 029 2049 9680.*



Max Tustin

AREA VALUER / NEGOTIATOR

LLANISHEN BRANCH

029 2049 9680

54 STATION ROAD, LLANISHEN, CARDIFF, CF14 5LU



SCAN TO SEE WHAT'S
NEAR YOU

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 54 Station Road, Llanishen, Cardiff, CF14 5LU. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyross.co.uk

jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



SCAN TO SEE WHAT'S
NEAR YOU