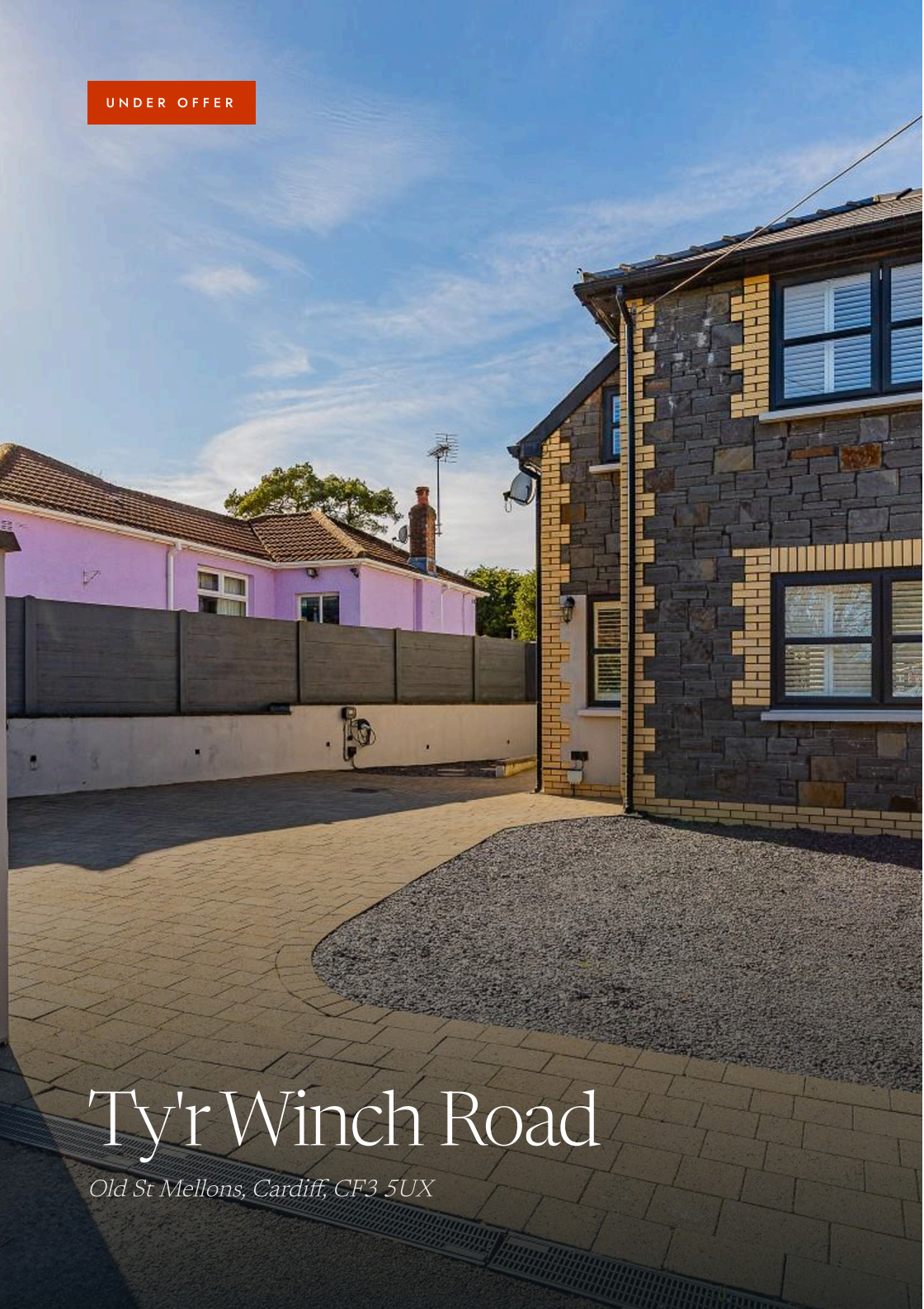


UNDER OFFER

Ty'r Winch Road

Old St Mellons, Cardiff, CF3 5UX

OLD ST MELLONS, CARDIFF

Ty'r Winch Road

Old St Mellons, Cardiff, CF3 5UX

ASKING PRICE

£400,000

3 BEDROOMS

1 BATHROOM

2 RECEPTIONS

1,252 SQ FT

1252 SQFT

UNDERFLOOR HEATING UPSTAIRS AND DOWNSTAIRS

BUILT IN 2015

FANTASTIC SCHOOL CATCHMENT

VERY CLOSE TO A48 AND M4

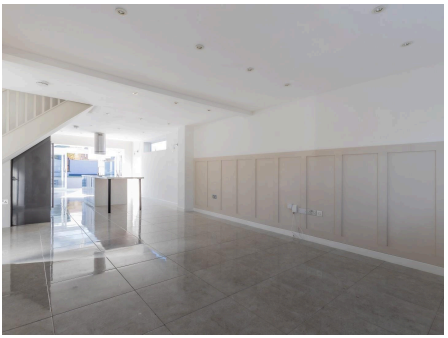
THE PROPERTY

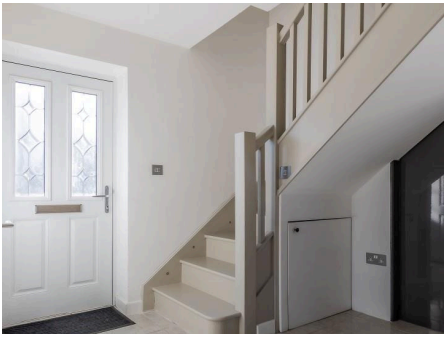
Almost unique in its essence is this quite fantastic, purpose-built cottage in the ever popular village of Old St. Mellons - just on the outskirts of Cardiff and perfectly located for access in and out of the City via the A48 / M4 link. Built in 2014, the owner has done a brilliant job in fusing together 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.

INSIDE





ACCOMMODATION

LOUNGE/ DINING	11.59 x 3.62
CONSERVATORY	4.07 x 4.16
BEDROOM ONE	4.12 x 2.93
BEDROOM TWO	3.85 x 2.85
BEDROOM THREE	4.40 x 2.17
BATHROOM	2.55 x 1.74

SCHOOL CATCHMENT

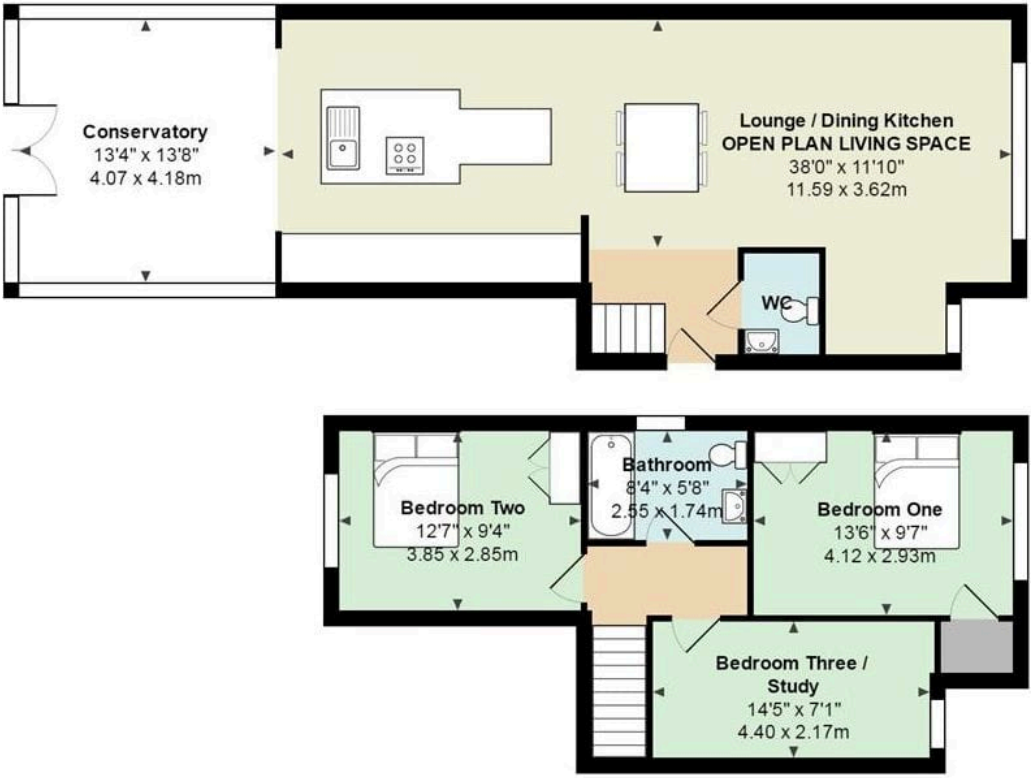
*English medium primary catchment area is St Johns private school Pen-Y-Bryn Primary School St Mellons church of Wales Primary School English medium secondary catchment area is St Johns College private school St Teilos Church of Wales Secondary School Eastern High School Welsh medium primary catchment 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

PROPERTY TYPE	HOUSE - DETACHED
INTERNAL AREA	1,252 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND F · ABOUT £2,908 A YEAR *Cardiff Council, 2026/27 estimate*
EPC RATING	71 · POTENTIAL 76

Washbourne Cottage, Old St. Mellons



Total Area: 1252 ft² ... 116.3 m²

All measurements are approximate and for display purposes only

Not to scale. Measurements are approximate and for illustration only.

Jon Hooper-Nash

LETTINGS DIRECTOR FOR SOUTH WALES
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029 2049 9680
54 STATION ROAD, LLANISHEN, CARDIFF, CF14 5LU

jeffreyross.co.uk

SCAN TO SEE WHAT'S NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

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