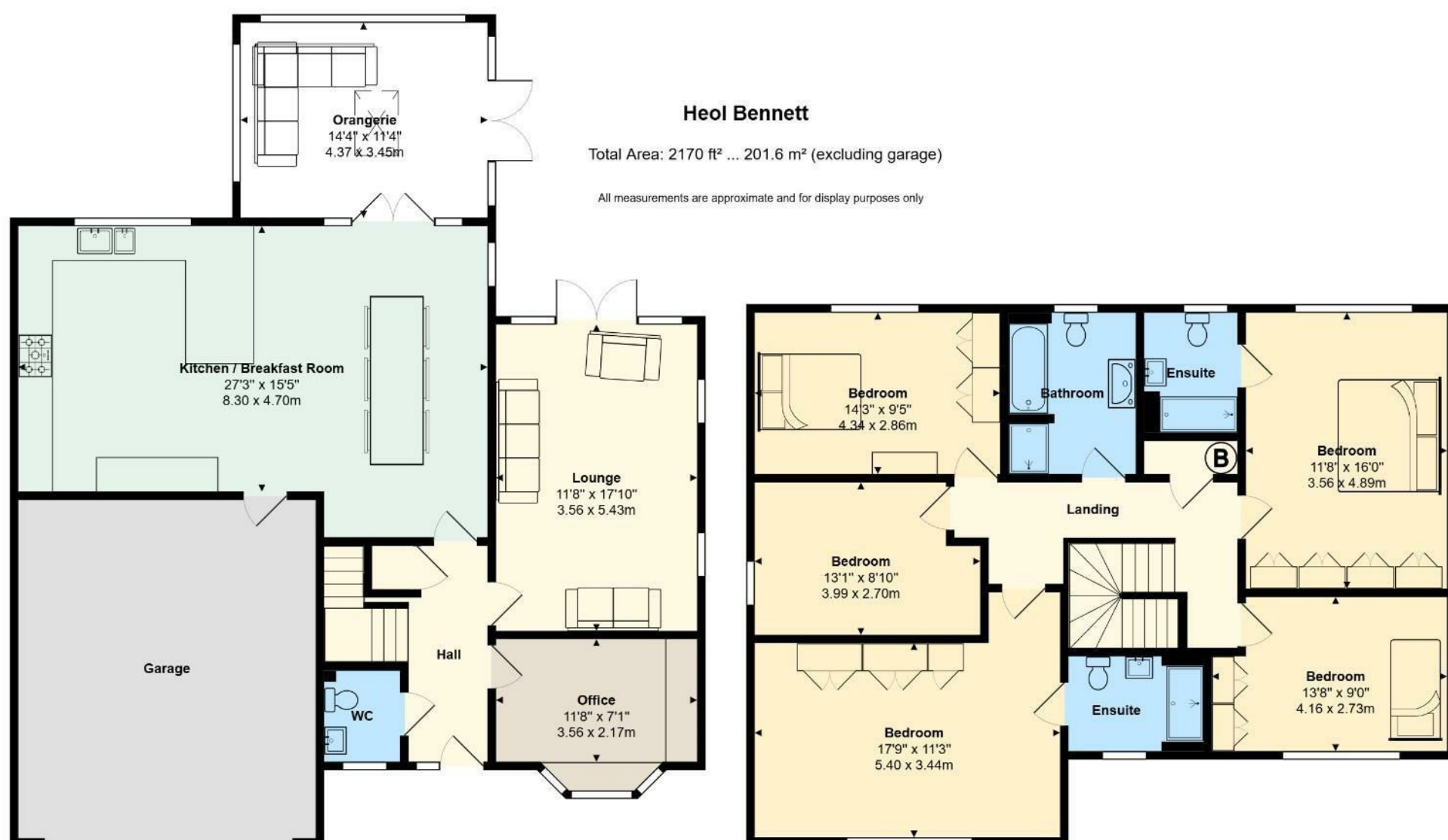


Jeffrey Ross

STYLISH SALES  
& LETTINGS  
CARDIFF'S HOME FOR



HEOL BENNETT  
OLD ST. MELLONS





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.

Comments by - Mr Max Tustin



## HEOL BENNETT

OLD ST. MELLONS, CF3 6AF - ASKING PRICE - £725,000



5 Bedroom(s)



3 Bathroom(s)



2170.00 sq ft

**\*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.

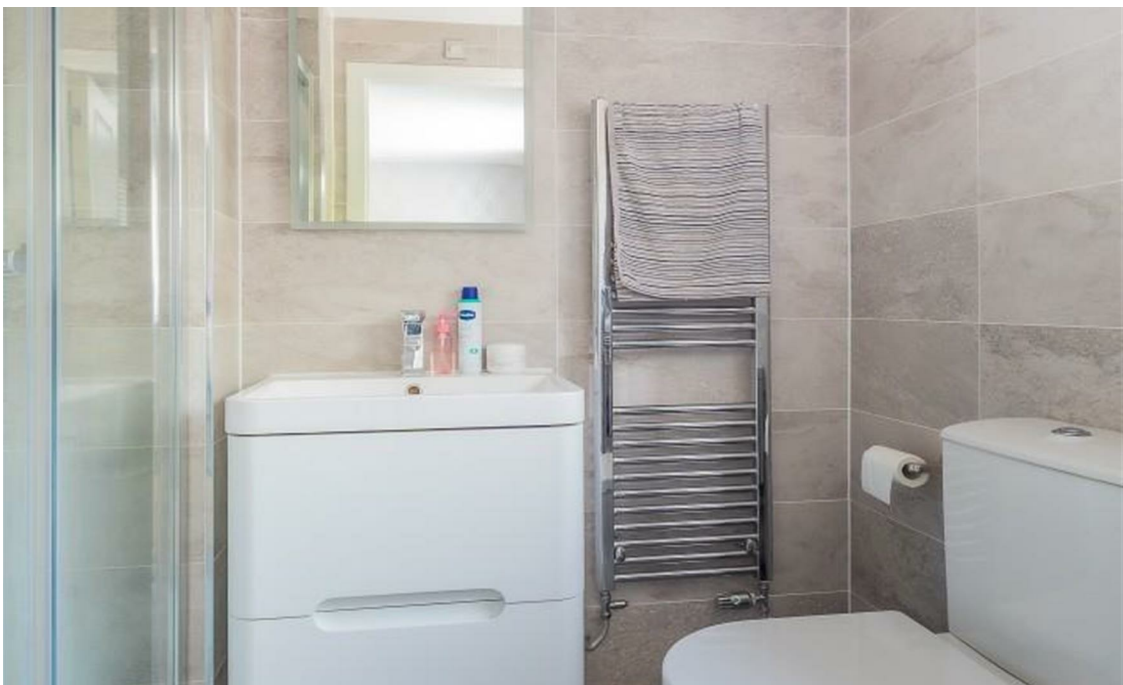
Spanning an impressive 2,170 square feet, the home boasts a delightful orangery with a warm roof, installed in 2024, which floods the living area with natural light and provides a wonderful space for relaxation or entertaining guests. The property also features a double garage and a large driveway, ensuring 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.

### PROPERTY SPECIALIST

**Mr Max Tustin**  
max@jeffreygross.co.uk  
Sales Negotiator



Hall

W.C

Office

3.56 x 2.17 (11'8" x 7'1")

Lounge

3.56 x 5.43 (11'8" x 17'9")

Kitchen/Breakfast room

8.30 x 15 (27'2" x 49'2")

Orangery

4.37 x 3.45 (14'4" x 11'3")

Landing

Master Bedroom

5.40 x 3.44 (17'8" x 11'3")

En-suite

Bedroom Two

3.56 x 4.89 (11'8" x 16'0")

En-suite

Bedroom Three

4.34 x 2.86 (14'2" x 9'4")

Bedroom Four

4.16 x 2.73 (13'7" x 8'11")

Bedroom Five

3.99 x 2.70 (13'1" x 8'10")

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 Ederm (year 2024-25)

Tax Band

G

Tenure

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



| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          | <b>97</b> | <b>97</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

England & Wales

EU Directive  
2002/91/EC





