



# HEOL BENNETT

OLD ST. MELLONS





## HEOL BENNETT

OLD ST. MELLONS, CF3 6AF - ASKING PRICE £600,000



4 bedroom(s)



3 bathroom(s)



1818.00 sq ft

Set back, in the charming area of Heol Bennett in Old St. Mellons, Cardiff, this immaculately presented detached house is a true gem. Spanning an impressive 1,818 square feet, the property offers a perfect blend of space and comfort, making it an ideal choice for families or anyone seeking a peaceful yet connected lifestyle.

Upon entering, you will find three well-appointed reception rooms that provide ample space for both relaxation and entertaining. The large and beautifully presented Kitchen / Diner is very much the heart of the home, and is perfectly designed to accommodate gatherings of family and friends. The Living room is a good size with double doors opening out to the garden. The additional snug is a useful extra space, which could be used as a home office or even a children's play room. The property features four generously sized double bedrooms, with the larger two boasting fitted wardrobes and stylish en-suites, offering convenience and privacy for all.

With three modern bathrooms, daily routines are made effortless, catering to the needs of a busy household. The beautifully landscaped garden is a delightful outdoor space, with both patio and lawn. It is nicely established and perfect for enjoying the fresh air or hosting summer barbecues.

A standout feature of this home is the excellent garage conversion, transformed into an incredible home bar, ideal for entertaining guests in style!

Additionally, the property includes a Large Private Drive way for up to 4 vehicles, a valuable asset in this desirable location

The location is perfect for accessibility to the M4 and A48. Its a perfect location for those commuting. This delightful property presents a rare opportunity to enjoy spacious living in a vibrant part of Cardiff. Do not miss the chance to make this wonderful house your own and experience all that it has to offer. Call the office on 029250 499680 and book your viewing today!

### PROPERTY SPECIALIST

**Miss Maddie Parker**


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Sales Progressor





| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   | <b>93</b> |
| (81-91) <b>B</b>                            | <b>85</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 |   |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

















**HALL**

**LIVING ROOM**

3.30 x 6.94 (10'9" x 22'9")

**SITTING ROOM / SNUG**

2.98 x 3.26 (9'9" x 10'8")

**KITCHEN / DINER**

3.32 x 7.18 (10'10" x 23'6")

**W/C**

**TO THE FIRST FLOOR**

**LANDING**

**BEDROOM 1**

3.36 x 3.83 (11'0" x 12'6")

**ENSUITE**

**BEDROOM 2**

3.31 x 3.50 (10'10" x 11'5")

**ENSUITE**

**BEDROOM 3**

3.36 x 3.04 (11'0" x 9'11")

**BEDROOM 4**

3.09 x 3.26 (10'1" x 10'8")

**BATHROOM**

3.31 x 2.07 (10'10" x 6'9")

**GARAGE / BAR CONVERSION**

**TENURE**

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

**COUNCIL TAX**

BAND F

**SCHOOL CATCHMENT**

English medium primary catchment area is Old St Mellons COMMUNITY

Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.

English medium secondary catchment area is Eastern High School (year 2024-25)

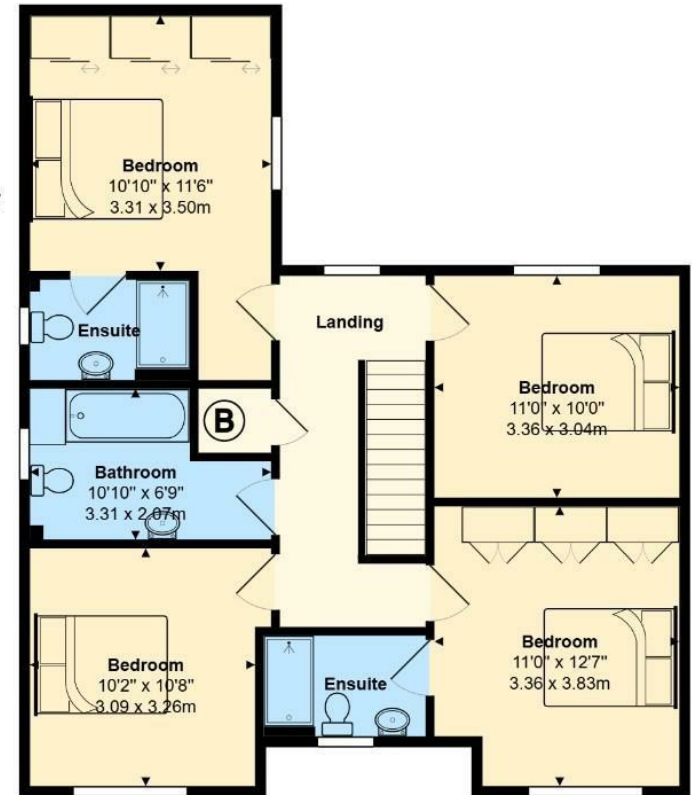
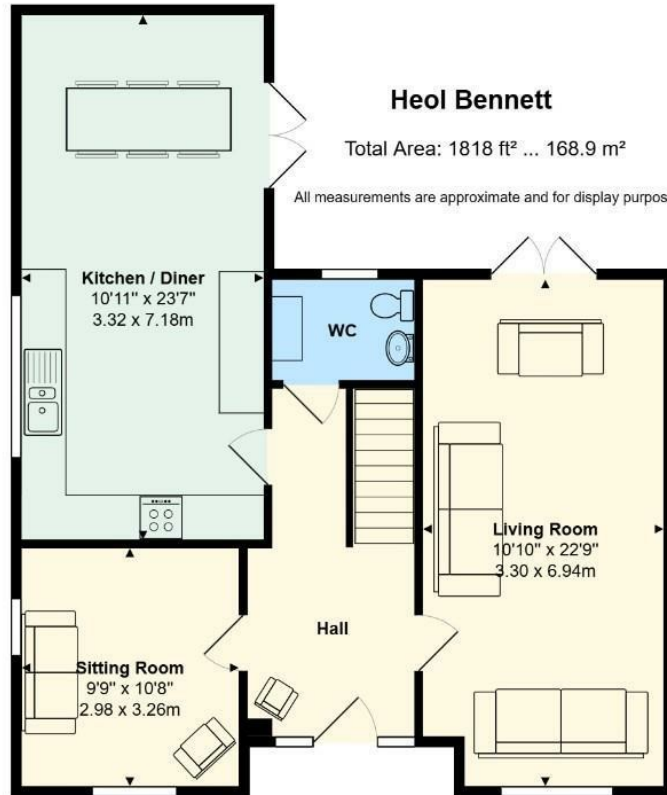
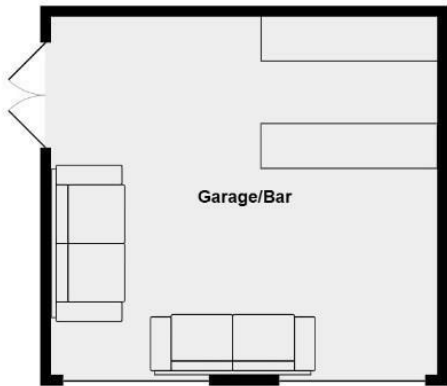
Welsh medium primary catchment area is Ysgol Gynradd Gymraeg Pen Y Groes (year 2024-25)  
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.

Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)



“ This is an absolutely stunning home.. beautifully styled and immaculately presented.. Its a must see. with 2 ensuite, a Large living room, additional 'Snug' and the incredible converted garage, there's plenty of space for the whole family. Its perfect for entertaining. Hidden away out of the main thoroughfare, its a property not to be missed. Call the office and book your viewing today! ”

Comments by Miss Maddie Parker



[www.jeffreyross.co.uk](http://www.jeffreyross.co.uk)

Jeffrey Ross