



# HEOL BENNETT

OLD ST. MELLONS





## 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 an upgraded modern family home in a sought-after area. Do not miss the chance to make this stunning house your new home.

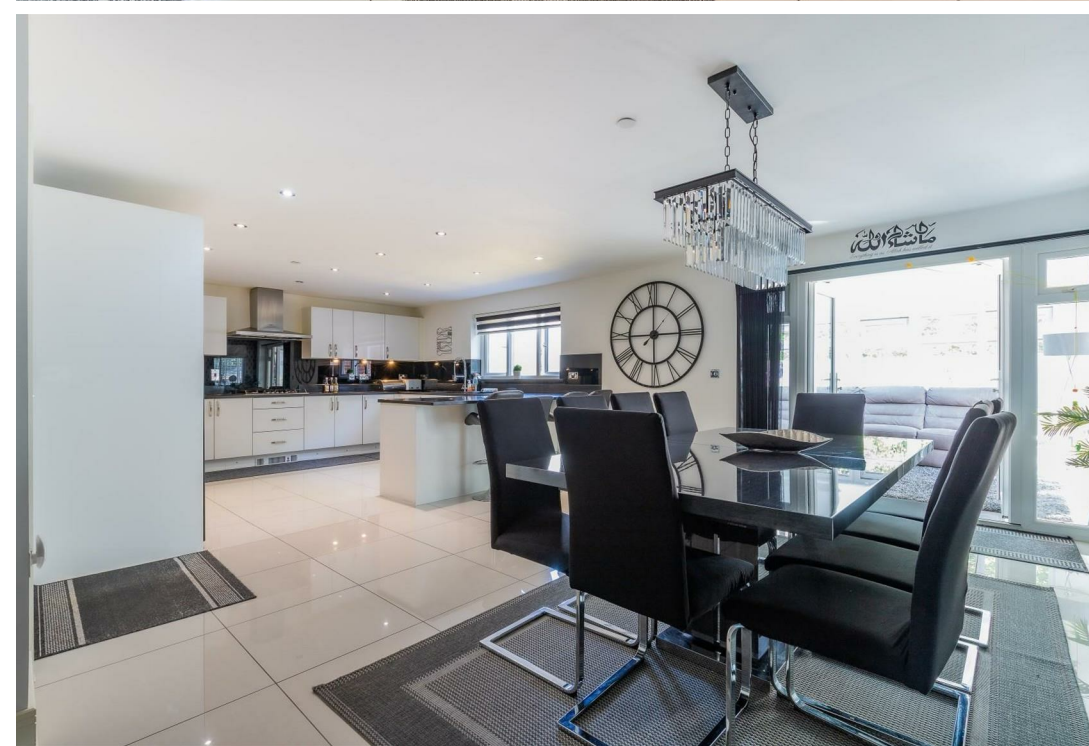
### PROPERTY SPECIALIST


**Mr Max Tustin**

max@jeffreygross.co.uk

Sales Negotiator





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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	













Lara's Room

DREAM  
ACHIEVE  
BELIEVE





*Beauty isn't about  
having a pretty face  
It's about having  
a pretty mind,  
a pretty heart,  
and a pretty soul*



*dreams*



**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 Edern (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.



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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.

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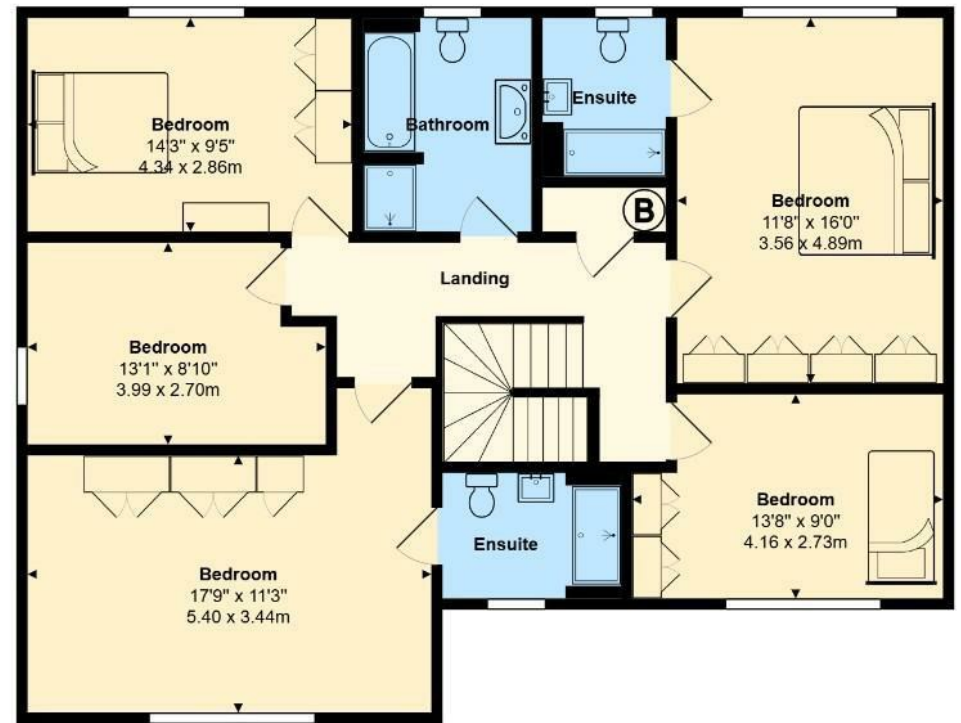
Comments by Mr Max Tustin



## Heol Bennett

Total Area: 2170 ft<sup>2</sup> ... 201.6 m<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only



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Jeffrey Ross