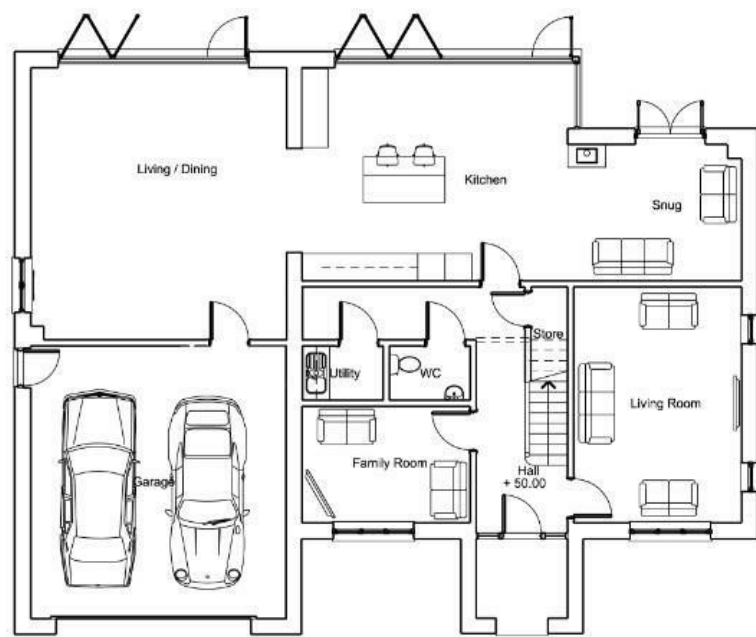


Jeffrey Ross

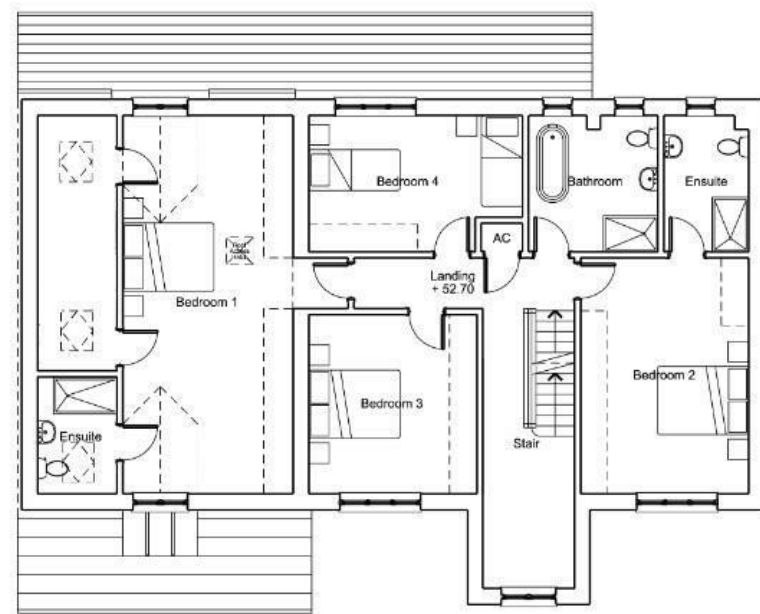
STYLISH SALES  
& LETTINGS  
CARDIFF'S HOME FOR



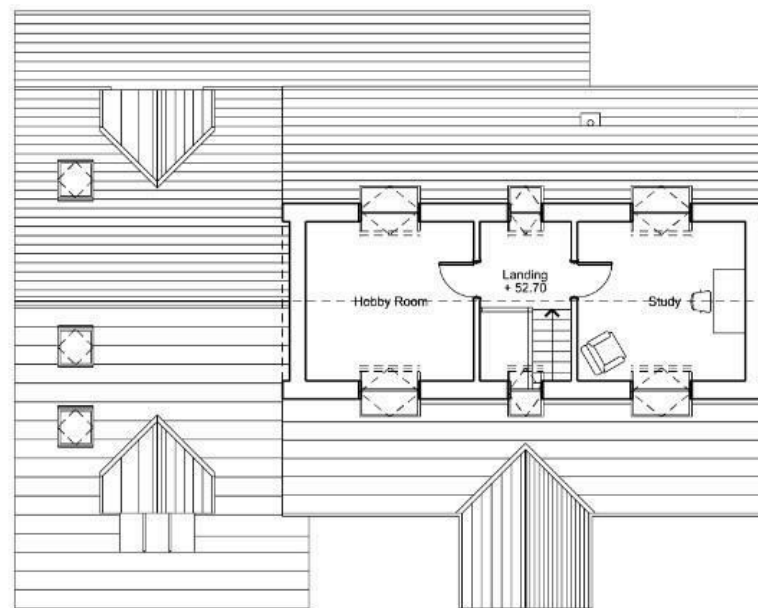
BRIDGE ROAD  
OLD ST. MELLONS



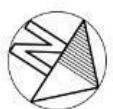
Ground Floor Plan

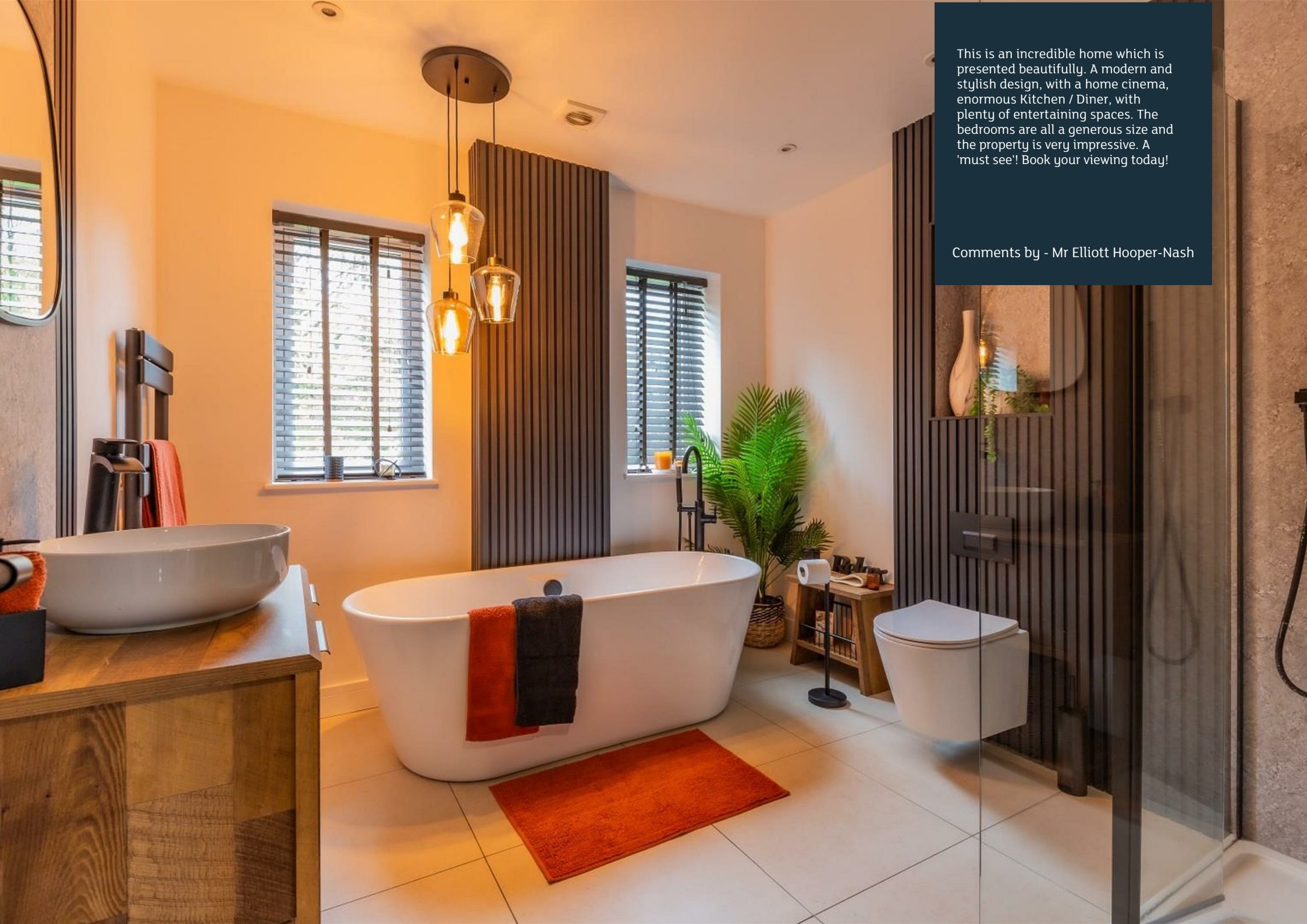


First Floor Plan



Second Floor Plan





This is an incredible home which is presented beautifully. A modern and stylish design, with a home cinema, enormous Kitchen / Diner, with plenty of entertaining spaces. The bedrooms are all a generous size and the property is very impressive. A 'must see'! Book your viewing today!

Comments by - Mr Elliott Hooper-Nash



## BRIDGE ROAD

OLD ST. MELLONS, CF3 6UY - ASKING PRICE - £1,300,000



6 Bedroom(s)



4 Bathroom(s)



3077.36 sq ft

Jeffrey Ross is delighted to present Beckett House, an exceptional detached residence located on Bridge Road in the picturesque area of Old St. Mellons, Cardiff. This remarkable property spans an impressive 3,078 square feet, offering a perfect combination of stylish design and high end specification. With plenty of entertaining spaces, immaculately presented, making it an ideal choice for families or those who enjoy entertaining.

The house features five generously sized bedrooms, each designed to provide a peaceful sanctuary for relaxation and privacy. The thoughtful layout of the home allows for both communal living and personal space, ensuring that family gatherings can be enjoyed while still providing areas for quiet retreat.

One of the standout features of Beckett House is the incredible kitchen diner, which is perfect for culinary enthusiasts and social gatherings. The space is enhanced by bifold doors that seamlessly open out to the garden, creating a harmonious indoor-outdoor living experience. This design not only floods the area with natural light but also provides an inviting atmosphere for entertaining guests or enjoying family meals.

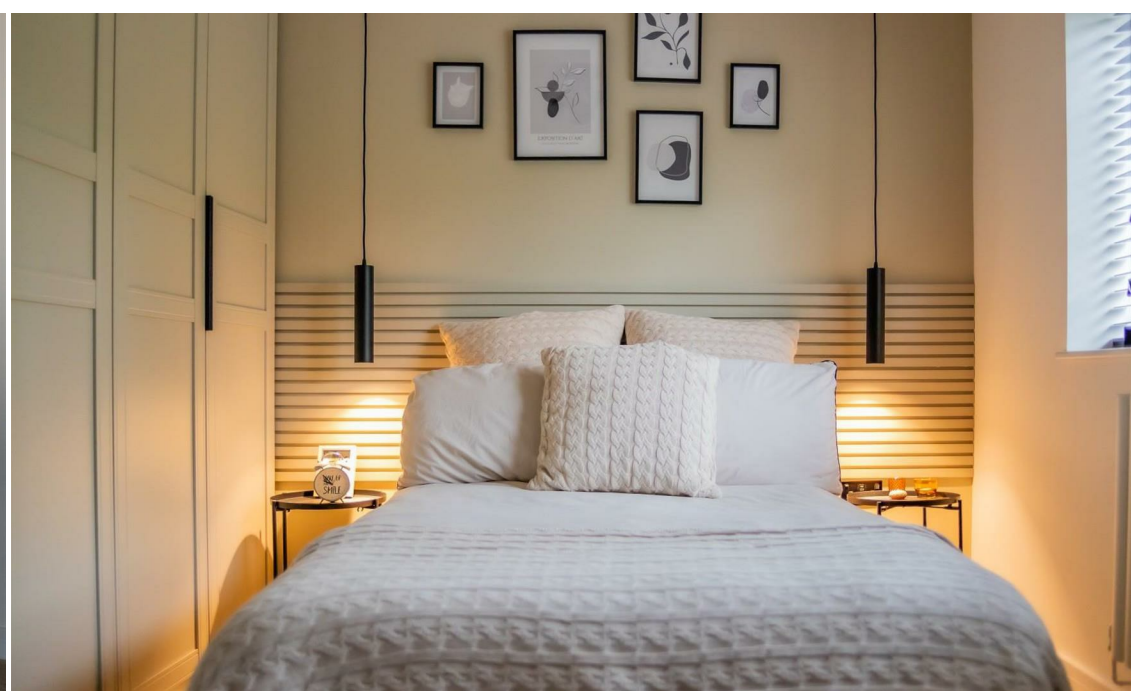
In addition to its spacious interiors, the property offers a Home office / Games room and a cinema room too. There is ample parking for up to five vehicles, a rare convenience in many urban settings. This feature adds to the overall appeal of the home, making it easy for both residents and visitors to access the property.

Immaculately presented throughout, Beckett House is a remarkable opportunity for those seeking a spacious family home with a modern, bespoke design. With its generous living space, ample parking, and convenient location, this property is sure to attract the attention of discerning buyers. Do not miss the chance to make this wonderful house your new home.

### PROPERTY SPECIALIST

Mr Elliott Hooper-Nash  
02920 499680  
Elliott@jeffreyross.co.uk  
Director





**Entrance Hallway**

**Living Room**  
4.9m x 3.5m (16'0" x 11'5")

**Second Reception / TV room**  
2.5m x 3.5m (8'2" x 11'5")

**Downstairs WC**

**Open plan Kitchen / Living / Dining**  
15m x 5.4m widest points (49'2" x 17'8" widest points)

**Garage**  
5.5m x 5.4m (18'0" x 17'8")

**Utility Room**

**To the first floor**

**Bedroom One**  
3.5m x 8m (11'5" x 26'2")

**Walk in wardrobe**

**Ensuite**

**Bedroom Two**  
5m x 3.5m (16'4" x 11'5")

**Family Bathroom**  
3 x 2.7 (9'10" x 8'10")

**Bedroom Three**  
3.5 x 3.8m (11'5" x 12'5")

**Bedroom Four**  
4.5m x 3m (14'9" x 9'10")

**To the second floor**

**Bedroom Five**  
3.5 x 3.2 (11'5" x 10'5")

**Bedroom Six**  
3.3m x 3.5 (10'9" x 11'5")

**Garden**

Low maintenance rear garden and fenced boundary.

**Summer House / Home office**

Currently being used as a games room and living area, this space benefits an WC.

**Driveway**

Parking for 5-6 cars

**Tenure**

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

**Council tax**

Band - I

**Additional Information**

Builders warranty until 2028  
Electric gates and entry system  
Stylish family home with incredible family space onto the garden  
Versatile out building with WC offers furtehrrs potential.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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 