



BRIDGE ROAD

OLD ST. MELLONS







## BRIDGE ROAD

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



5 bedroom(s)



4 bathroom(s)



3077.36 sq ft

Jeffrey Ross is delighted to present Beckett House, an exceptional detached residence located on Bridge Street in the picturesque area of Old St. Mellons, Cardiff. This remarkable property spans an impressive 3,077 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**

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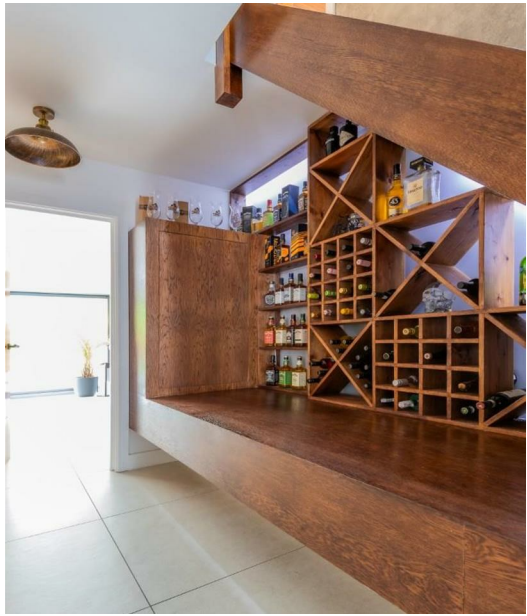
Director












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 	

































#### 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

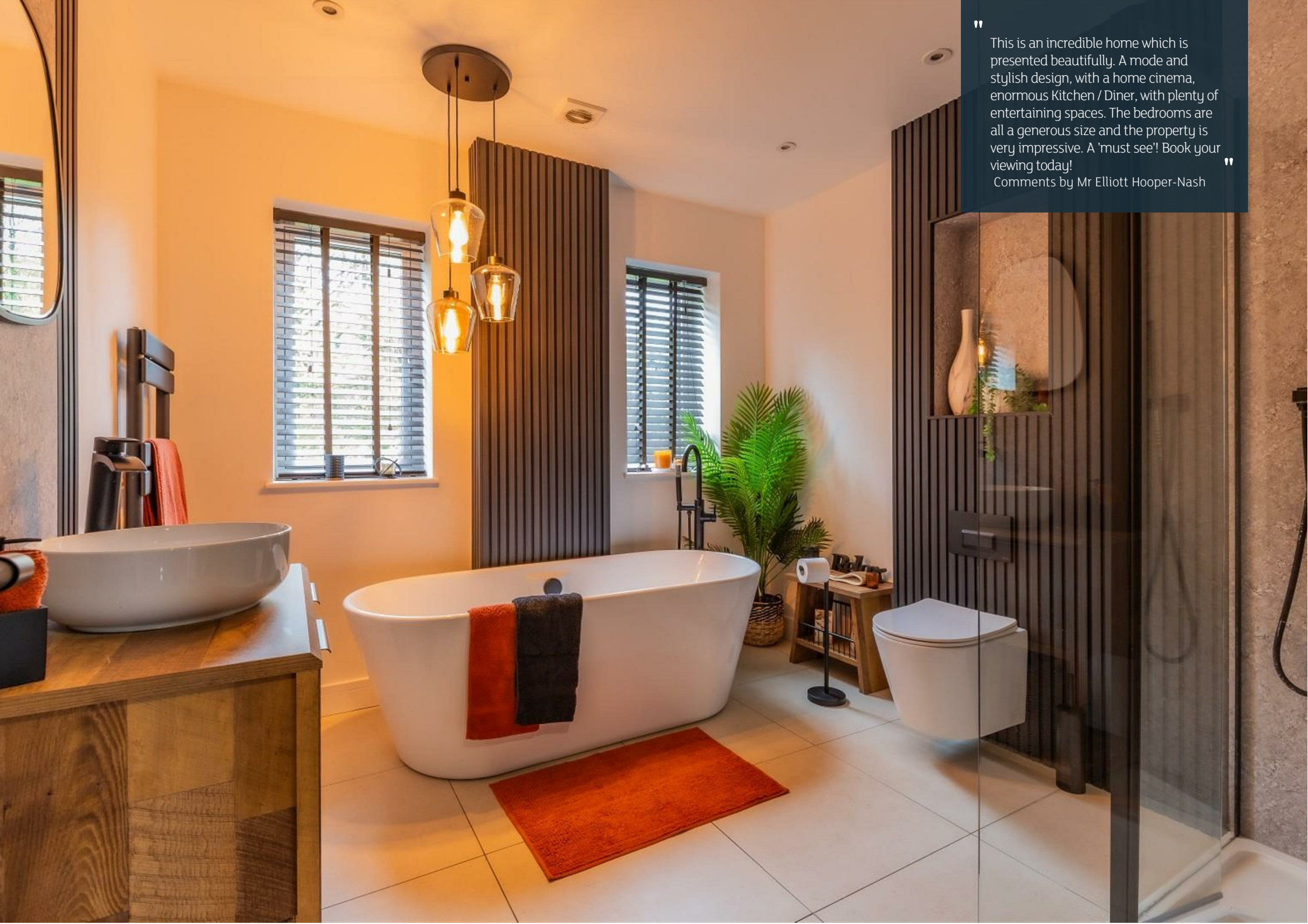
Builders warranty until 2028

Electric gates and entry system

Stylish family home with incredible family space onto the garden

Versatile out building with WC offers furtehrs potential.

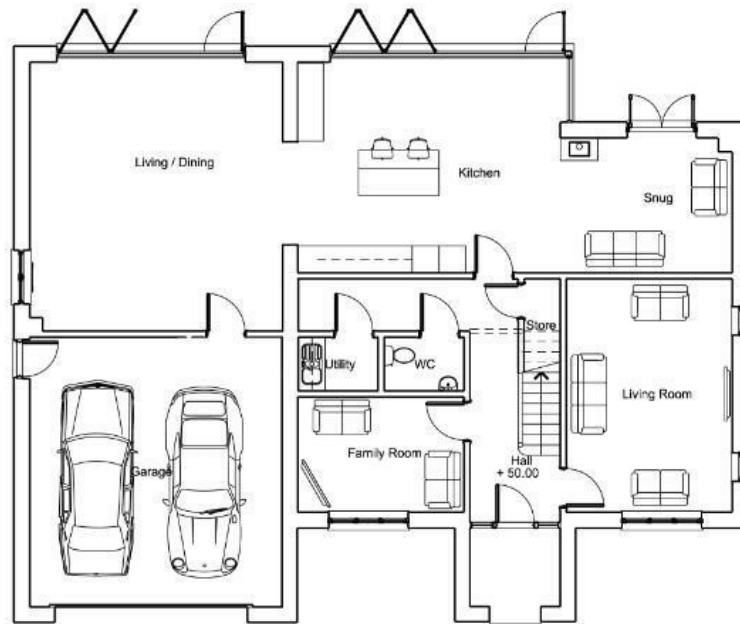




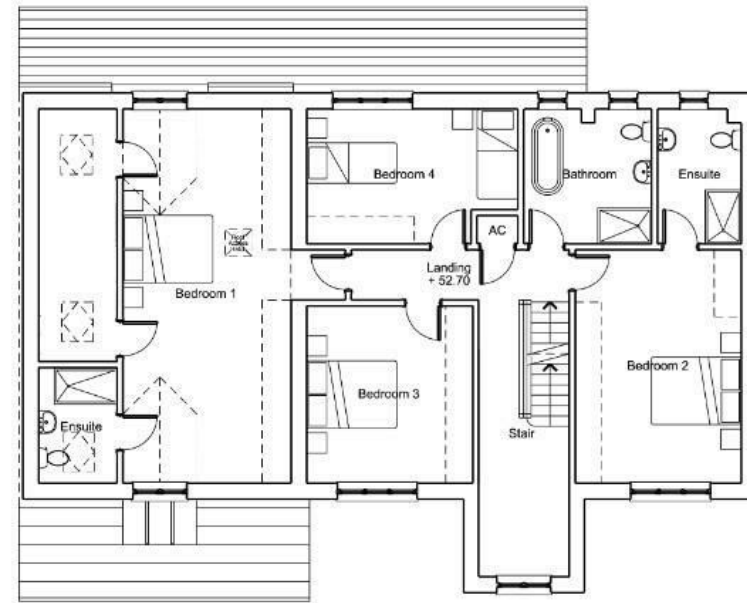
" This is an incredible home which is presented beautifully. A mode and stylish design, with a home cinema, enormous Kitchen / Diner, with plenty of entertaining spaces. The bedrooms are all a generous size and the property is very impressive. A 'must see'! Book your viewing today!"

Comments by Mr Elliott Hooper-Nash

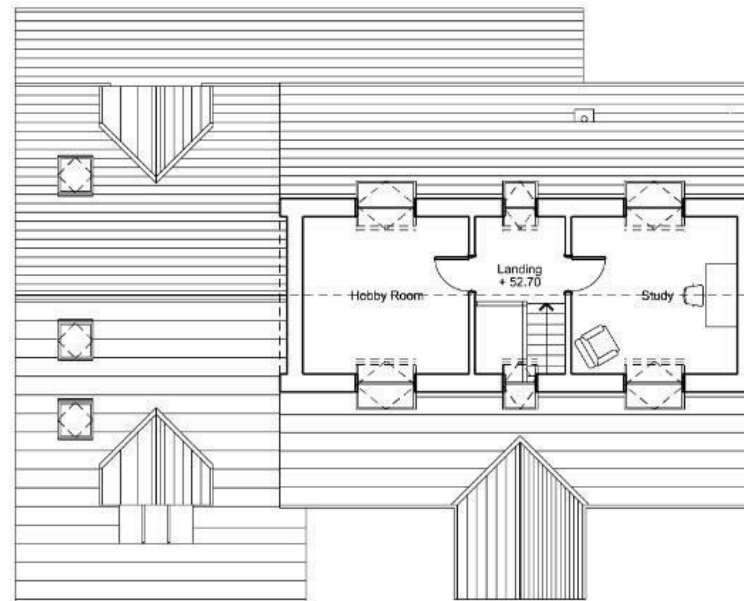




Ground Floor Plan



First Floor Plan



Second Floor Plan



Becketts House, Bridge Road, Old St Mellons



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