

Clos Thomas

OLD ST. MELLONS, CARDIFF, CF3 6YR

GUIDE PRICE £550,000

**Hern &
Crabtree**



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Set within a sought after modern development in Old St Mellons, this impressive detached family home offers spacious and well balanced accommodation perfectly suited to family living. With five bedrooms, multiple reception spaces and a generous open plan kitchen and living area opening directly onto the garden, the property combines practicality with a welcoming sense of space throughout.

The house is approached via a small front lawn with driveway parking running alongside the property, leading to a garage and gated rear access. Internally, the accommodation begins with a bright entrance hall finished with wood effect flooring and useful understairs storage. To the front sits a separate lounge with feature media wall and inset fireplace, alongside a further reception room currently arranged as a second sitting room or study. At the rear, the home opens into a substantial kitchen, dining and family room where tiled flooring, recessed lighting and large glazed doors create a sociable and light filled environment ideal for entertaining and everyday life.

Upstairs, the first floor provides five well proportioned bedrooms alongside a family bathroom. The principal suite enjoys its own en suite bathroom complete with bath and separate shower enclosure.

Outside, the enclosed rear garden has been designed with both families and entertaining in mind, with a paved seating area, central lawn and raised decked terrace beneath a timber pergola. Driveway parking and a garage further enhance the practicality of the home.

Old St Mellons continues to grow in popularity with buyers seeking a quieter residential setting while remaining well connected to Cardiff city centre and the M4 corridor. Nearby are a range of local shops, supermarkets, cafés and well regarded schools, alongside green open spaces and walking routes. St Mellons Golf Club, Hendre Lake and Cardiff Gate Retail Park are all within easy reach, while regular transport links provide convenient access across Cardiff.



1556.00 sq ft

Entrance Hall

Composite style uPVC front entrance door with three inset double glazed panels and obscure double glazed side window. Wood effect flooring, radiator and useful understairs storage cupboard. Doors leading to principal reception rooms and kitchen area.

Reception Room

Double glazed window to the front elevation. Wood effect flooring and radiator.

Lounge

Double glazed window to the front elevation. Wood effect flooring, radiator and feature media wall with inset space for television and feature fireplace beneath.

Downstairs Cloakroom

Fitted with WC and wash hand basin. Radiator.

Kitchen Dining Family Room

Two sets of double glazed patio doors to the rear elevation and double glazed window overlooking the garden. Tiled flooring throughout, recessed lighting and two radiators. The kitchen is fitted with a range of wall and base units with stone effect work surfaces and inset stainless steel sink with drainer carved into the worktop. Integrated four ring gas hob with extractor above, integrated double oven and grill combination. Space and plumbing for dishwasher. Ample room for dining and family seating areas.

Utility Room

uPVC double glazed door to the side elevation with obscure glazed panel. Recessed lighting, tiled flooring and radiator. Stainless steel sink with laminate work surfaces, space and plumbing for washing machine and tumble dryer.

First Floor Landing

Wooden balustrade staircase rising from the entrance hall. Hatch access to loft space and large storage cupboard.

Bedroom One

Two sets of double glazed windows to the front elevation. Radiator and decorative wood panelled feature wall. Door leading to en suite.

En Suite

Double glazed obscure window to the side elevation. Wood effect flooring and tiled walls to waist height. Suite comprising WC, wash hand basin, separate bath and walk in corner shower. Radiator.

Bedroom Two

Double glazed window to the rear elevation. Radiator.

Bedroom Three

Double glazed window to the rear elevation. Radiator.

Bedroom Four

Double glazed window to the rear elevation. Radiator.

Bedroom Five

Double glazed window to the front elevation. Radiator.

Family Bathroom

Double glazed obscure window to the side elevation. Wood effect flooring and tiled walls to waist height. Suite comprising bath, WC, wash hand basin and walk in corner shower. Radiator.

Front Garden & Parking

Small lawned frontage with pathway leading to the entrance door beneath a storm porch. Driveway parking runs alongside the property leading to the garage.

Rear Garden

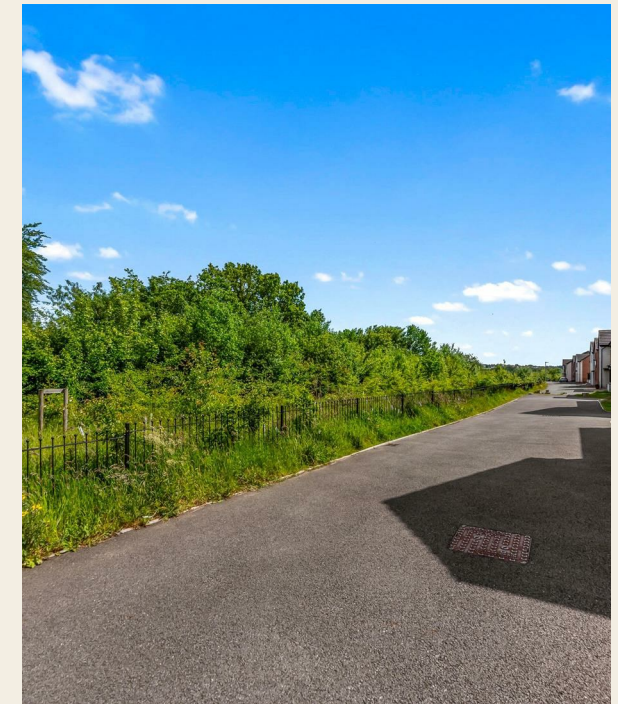
Enclosed rear garden with paved patio area directly to the rear of the property, central lawn and raised decked seating area beneath a timber pergola. Brick wall and timber fence boundaries, outside cold water tap and gated side access leading to the driveway and garage.

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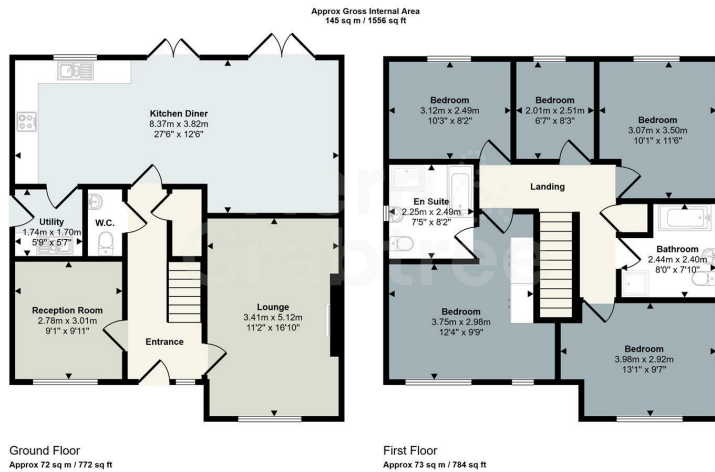
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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