

Asking Price
£675,000

Ty'r Winch Road,
Old St. Mellons, Cardiff,
CF3 5UX

THOMAS H WOOD

2 Bedrooms
House - Detached

Occupying an exceptional corner plot in one of Old St Mellons' most desirable residential locations, Whitebridge is an impressive individual detached family residence offering spacious and versatile accommodation, beautifully landscaped gardens and considerable potential. Approached via an extensive private driveway with ample parking and integral garage, the property enjoys an attractive and private setting behind mature hedging and established planting. Internally, the accommodation includes three reception areas, a generous kitchen and breakfast room, utility, pantry, conservatory and ground floor cloakroom. The principal lounge overlooks the front gardens, while the impressive sitting room and dining area provides an excellent space for entertaining and family gatherings. To the first floor are two substantial double bedrooms, with the impressive principal bedroom benefiting from fitted wardrobes. The principal bedroom was previously arranged as two bedrooms, offering flexibility for future reconfiguration if required. A generous second double bedroom and well appointed family bathroom complete the first floor. The beautifully landscaped corner plot is a particular feature, with gardens wrapping around the property and incorporating mature trees, established borders, ornamental planting, generous lawns and a variety of seating areas. The gardens provide an excellent degree of privacy and a wonderful setting for family life and outdoor entertaining, while the size of the plot offers exciting potential for further enhancement or extension, subject to the necessary planning permissions. Properties combining an individual detached home, substantial corner plot, mature private gardens, extensive parking and generous accommodation are rarely available in Old St Mellons. Whitebridge represents a superb opportunity to acquire a distinctive family home with character, privacy and considerable future potential.



ACCOMMODATION

PORCH
8'8" x 4'11"
A useful enclosed entrance porch providing a welcoming approach to the property and access into the main entrance hall.

ENTRANCE HALL
A particularly impressive entrance to the property with a generous reception space, attractive staircase rising to the first floor and useful storage, providing an immediate sense of the scale and character of the accommodation.

CLOAKROOM
4'11" x 4'0"
Fitted with a WC and wash hand basin, providing useful facilities for family and guests.

PANTRY
5'8" x 3'9"
A useful pantry providing additional storage and valuable practical space adjacent to the kitchen.

LOUNGE
18'0" x 11'11"
A spacious principal reception room enjoying attractive views across the front gardens and centred around a feature fireplace, providing a comfortable and welcoming space for family relaxation and everyday living.

SITTING ROOM / DINING ROOM
23'11" x 16'4"
An exceptionally generous and versatile reception space overlooking the surrounding gardens, providing ample room for both formal dining and additional sitting areas. The size and configuration make this an ideal space for entertaining, family occasions and larger gatherings.



Features

- Rarely Available Opportunity with No Onward Chain
- Three Versatile Reception Rooms
- Impressive Kitchen & Breakfast Room
- Conservatory Overlooking the Gardens
- Large Mature Corner Plot
- Beautifully Landscaped Private Gardens
- Extensive Private Driveway & Detached Garage
- Close to Excellent Public Transport Links
- Highly Regarded Schools and Excellent Local Amenities

KITCHEN / BREAKFAST ROOM
10'9" x 17'8"
A generously proportioned kitchen and breakfast room fitted with a range of wall mounted and base units with extensive work surface space over, providing excellent storage and preparation facilities together with ample room for informal family dining. The room enjoys views towards the gardens and provides access to the outside.

UTILITY
4'10" x 8'0"
A useful utility area providing additional practical space for household appliances, storage and day to day family use.

CONSERVATORY
12'8" x 17'5"
A substantial conservatory overlooking the beautifully landscaped gardens and providing an excellent additional reception space. The generous proportions allow for both seating and dining areas and create a wonderful connection between the house and gardens

GARAGE
11'3" x 18'10"
A substantial garage providing secure parking, extensive storage and excellent potential for workshop or hobby use, together with access to the driveway and gardens.

FIRST FLOOR

LANDING
A spacious first floor landing providing access to both bedrooms and the family bathroom, with the staircase featuring prominently as a central architectural feature of the property.

PRINCIPAL BEDROOM
23'11" x 16'3"
An exceptionally spacious principal bedroom enjoying views across the surrounding gardens and benefiting from extensive fitted wardrobes and a private en suite shower room. Formerly arranged as two separate bedrooms, the current configuration creates an impressive principal suite while also offering flexibility for future reconfiguration if required.

BEDROOM TWO
11'11" x 12'0"
A generous double bedroom overlooking the mature gardens, providing excellent space for a double bed together with additional bedroom furniture and enjoying an attractive outlook.

FAMILY BATHROOM
11'4" x 5'11"
3.46m x 1.82m
A generously proportioned family bathroom appointed with a suite comprising bath, separate shower, WC and wash hand basin, providing well planned facilities for the household

OUTSIDE

FRONT
Whitebridge is approached via an extensive private driveway providing generous off road parking for several vehicles and leading to the detached double garage. Mature hedging, established trees and well maintained planting create an attractive and private frontage, complementing the individual character of the property and providing excellent kerb appeal.

GARAGE
A substantial garage providing excellent storage and potential for workshop or hobby use. Please note the garage has integral access only . The garage also provides valuable flexibility for those requiring additional storage or practical working space.



2 BEDROOMS

1 BATHROOMS

3 RECEPTION ROOMS

ENERGY RATING:

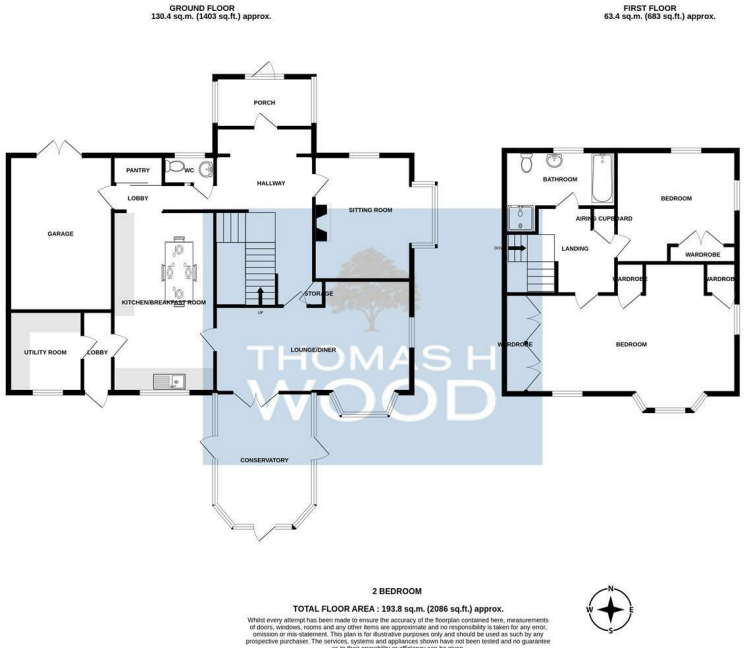
Information

- Tenure: Freehold
- Council Tax Band: H
- Floor Area: 2086.00 sq ft
- Current EPC Rating:
- Potential EPC Rating:



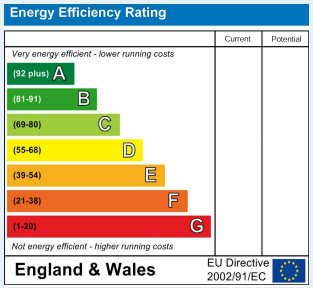




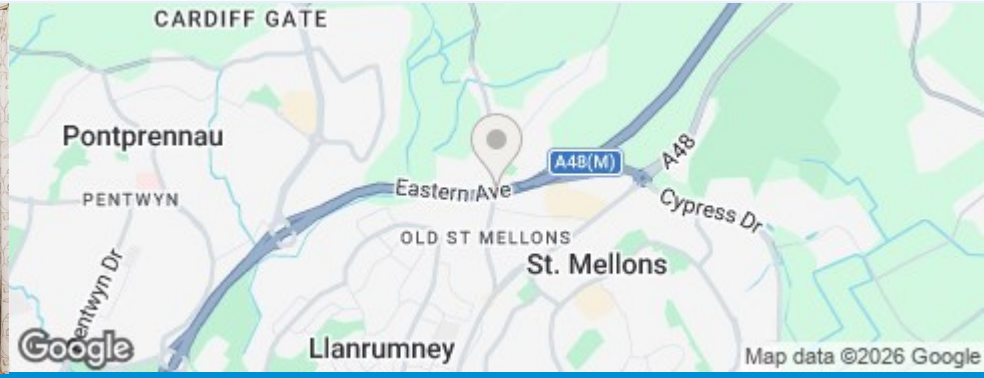




Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements







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