

Bridge Road
Old St
Mellons
Cardiff
CF3

£595,000-615,000



- Four Bedroom Detached Dormer Bungalow
- Expansive Rear Garden
- Open Plan Kitchen/Diner
- Living Room with Log Burner
- Great Location!
- Gorgeous Bathroom Suites
- Picturesque Views
- Ready to Move Into!
- EPC Rating: C
- Council Tax Band: F

Ref: PRA12049



Viewing Instructions: Strictly By Appointment Only

General Description

Nestled in a highly sought-after location on Bridge Road, Cardiff, this exceptional four-bedroom detached dormer bungalow presents a rare opportunity for discerning buyers seeking a blend of spacious living and contemporary comfort. Offered at a guide price of £595,000-615,000, this property is truly ready to move into, well-maintained and thoughtfully updated to provide an outstanding family home.

Upon entering, you are greeted by a welcoming ambiance that flows seamlessly throughout the residence. The heart of this home is undoubtedly the impressive open-plan kitchen/diner, a bright and airy space designed for modern living and entertaining. This well-appointed area provides ample room for culinary creativity and social gatherings, making it perfect for both everyday family life and hosting guests. Adjacent to this, the inviting living room offers a cosy retreat, enhanced by a charming log burner that promises warmth and comfort during cooler evenings, creating a focal point for relaxation.

This delightful bungalow boasts four generously sized bedrooms, two of which are on the ground floor, offering flexible living arrangements to suit a variety of needs, whether for a growing family, guest accommodation, or dedicated home office spaces. The two gorgeous bathroom suites, feature contemporary fittings and a stylish design that provides a luxurious feel.

One of the most compelling features of this property is its expansive rear garden. This substantial outdoor space is beautifully landscaped, providing a private oasis for relaxation and enjoyment. Whether you envision vibrant flowerbeds, a productive vegetable patch, or simply a safe haven for children and pets to play, this garden provides the perfect canvas. Furthermore, the property benefits from picturesque views, adding to its serene and appealing character.

Located on Bridge Road, the property enjoys a great location with excellent proximity to a wealth of local amenities within a short walk or drive. Residents will appreciate easy access to reputable schools, ensuring a convenient commute for families. Transport links are readily available, connecting you effortlessly to Cardiff city centre and beyond. Green spaces and parks are also within easy reach, offering opportunities for outdoor pursuits and leisurely strolls. The vibrant neighbourhood characteristics contribute to a desirable lifestyle, combining suburban tranquillity with urban convenience.

This home has an Energy Performance Certificate (EPC) rating of C, indicating good energy efficiency, and falls within Council Tax Band F. The property is ready for its new owners to simply unpack and begin enjoying their new surroundings.

Early viewing is highly recommended to fully appreciate the quality, space, and desirable location this superb detached dormer bungalow has to offer. Contact us today to arrange a viewing and take the first step towards making this wonderful property your new home.

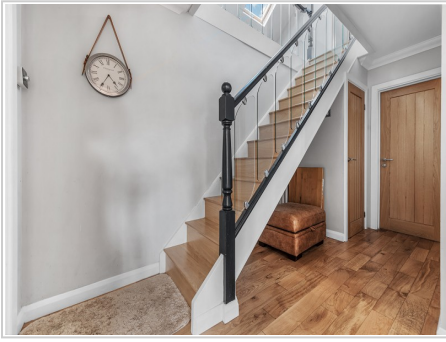
These particulars are for guidance only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

Accommodation



Front

Paved driveway for 5 vehicles, steps to front with front lawn and decorative shrubs to boarder.



Entrance Hall

Solid wood flooring, painted walls and ceiling, radiator, under stairs storage cupboard.



Bedroom 3/sitting room

Solid wood flooring, painted walls and ceiling, feature papered wall, sliding patio doors to front aspect, radiator.



Bedroom 4/Office

Solid wood flooring, painted walls and ceiling, radiator, storage cupboard, window to side aspect.



Reception Room

Solid wood flooring, painted walls and ceiling, feature papered wall, log burner set within chimney breast, radiator, window to front aspect.



Kitchen

Range of base and larder units with fitted oven and grill set within, island with further cupboard space with induction hob and gas socket via floor built in, sink with mixer tap set upon complimenting work surfaces, tiled splash backs, painted walls and ceiling, tiled flooring, recessed spot lights.



Dining Area

Patio doors opening to enclosed rear garden, tiled flooring, painted walls and ceiling with recessed spot lights, feature papered wall, vertical radiator.

Utility Room

Space for white goods, tiled flooring.



Rear Garden

Serene enclosed rear garden approximately 375sqm. (14m wide x 27m long benefiting from the sun all day with different sections, paved patio area, raised decking section along side aspect, laid to lawn with further lawn to rear, fire pit section with fixed seating area, decorative shrubs to boarder, side access from both sides of the property.



Home office

Outdoor home office with wired network cabling with ceiling wifi access point, vinyl flooring, painted walls and ceiling with recessed spot lights. Garden shed is built at the rear of the outside office with barn door access.



Landing

Solid wood flooring, three velux windows, fitted storage cupboards into the eaves, feature glass banister rail.



Bedroom 1

Window to front and side aspect with a velux window to rear aspect , painted walls and ceiling with recessed spot lights, carpet flooring, radiator.



Bedroom 2

Two windows to front aspect, painted walls and ceiling, carpet flooring, recessed spot lights, radiator.



Bathroom

Stand alone feature bath with mixer tap, walk in shower with rainfall wall mounted mains operated shower, ceramic mosaic sink bowl with mixer tap set upon vanity unit, cupboard housing combination boiler, fitted WC, vinyl flooring, painted walls and ceiling, recessed spot lights with oak beam, heated towel rail.

Garage

Detached garage with remote controlled roller door.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:73

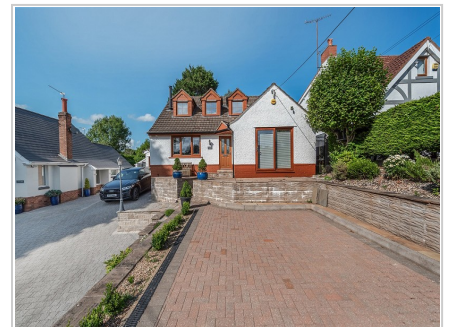
Tenure

We are informed that the tenure is Freehold


Council Tax

Band F






All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.