



**Edwards & Co**  
property sales & lettings

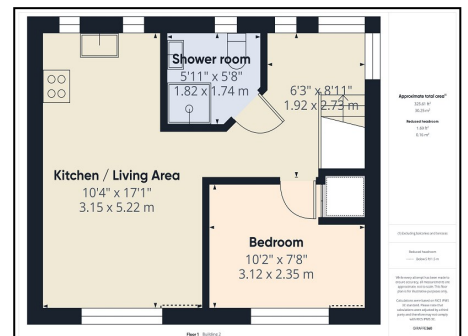
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02920 616200 | sales@edwardsandco.co.uk

Hastings Crescent  
Old St. Mellons  
Cardiff  
CF3

Guide price £550,000



- Superb and extended 4 double bedroom family home
- Additional 1 bedroom apartment above double garage
- Stylish and very spacious kitchen + separate utility
- Principal reception room + separate home office
- Large extension providing family room/dining area
- Principal bedroom with en suite bath/shower room
- 3 further double bedrooms
- Family shower room + ground floor w/c
- Fabulous gardens + terrace + driveway parking
- NOT TO BE MISSED



**Ref: PRA53602**

Viewing Instructions: Strictly By Appointment Only

# General Description

\*Impressive and significantly extended 4 double bed family home with 1 bedroom self-contained annexe above double garage\* Edwards and Co are delighted to offer for sale this fabulously proportioned, and beautifully presented family-sized home in Old St. Mellons. With the additional first floor annexe providing additional accommodation or extra income and within only a stone's throw from the entrance to St. Johns College and grounds, this truly is a 'must-see' property.



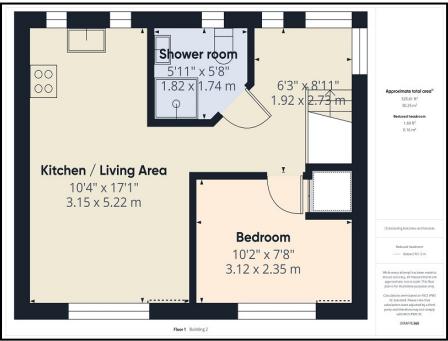
## Driveway & Front Garden

Ample tarmacadam driveway parking with lawn and planted borders.



## Double Garage

Large double garage, power and light, one powered door, one up and over door. Upvc door to annexe above.



## Self-contained annexe

A fabulous and very spacious architect designed 'roof-off' extension above the garage. Brightly decorated the property comprises of carpeted stairs to entrance hallway, double bedroom, stylish shower room w/c and open plan kitchen/living/ dining space.



## Annexe Hall

As depicted.



## Annexe Bedroom

As depicted.

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## Annexe Shower Room

As depicted.

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## Annexe Kitchen

As depicted.

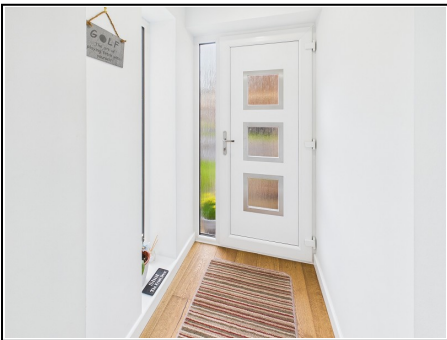
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## Annexe Lounge/Dining room

As depicted.

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## Entrance Porch

Composite front door, bright and inviting decor, door to entrance hallway.

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## Entrance Hallway

Spacious bright and airy entrance hallway providing access to principal reception room, home office, w/c and through to the kitchen. Carpeted stairs to first floor.



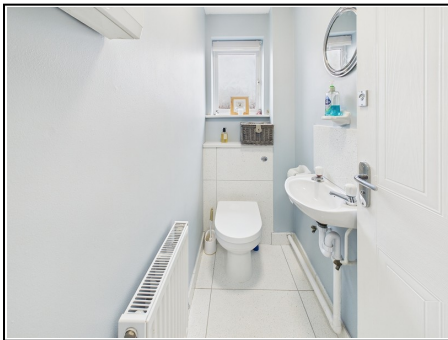
## Principal Reception Room

Large principal reception room with modern decor, large 'bay window' to front aspect.



## Home Office

A perfectly proportioned home office/study with modern decor and uPVC window to front aspect.



## Ground Floor WC

Modern white-themed ground floor facility with close coupled w/c and wall mounted wash hand basin.



## Kitchen

This has to be one of the most impressive kitchens we've had the pleasure of showcasing for some time. The kitchen has been extended from its original design and incorporates the former dining area to provide a fabulous and incredibly stylish environment. The kitchen comprises of a wealth of high gloss floor and wall/larder units with a white quartz work surface. Double oven and inset microwave, dishwasher, induction hob with extractor above, space for American style fridge/freezer. The ceiling lights are actually speaker-lights to add that party atmosphere when entertaining or simply to listen to some pleasant music whilst cooking.



## Utility Room

Matching units to the kitchen, plumbed for utility appliances, sink, uPVC window to rear aspect, door to side.



## Family room/dining room

A voluminous conservatory-style extension, incorporating the dining and family area with block walls, Upvc windows and poly carbonate roof. Modern decor and sufficient radiators.



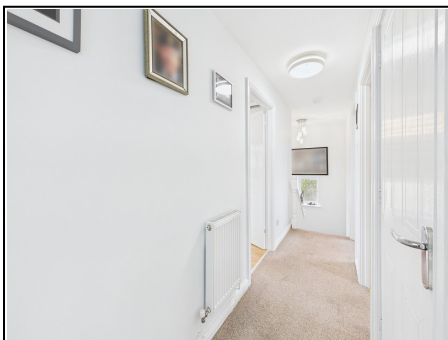
## Family Room

As depicted.



## Dining Area

As depicted.



## First Floor Landing

Brightly decorated landing providing access to all first floor room and loft hatch with drop down ladder to large loft space with storage racks. Carpeted floors and modern decor.



## Bedroom 1 with En Suite Bathroom

An excellent size double bedroom with dressing area, fitted wardrobes and large en-suite bath/shower room. Modern decor, laminate floor, uPVC window overlooking the front aspect.



## En Suite Bathroom to Bedroom 1

Superb and spacious en suite bathroom with separate shower cubicle, close coupled w/c and wash hand basin. Upvc window with obscured glazing overlooking the front aspect.



## Bedroom 2

Another excellent size double bedroom with modern decor, laminate flooring, window to front aspect.



## Bedroom 3

A sizeable double bedroom again with bright modern decor and window overlooking the rear garden. Ample space for double bed and bedroom furniture.



## Bedroom 4

Yet another double-sized bedroom, brightly decorated and laminate floor, window overlooking the rear garden.





## Shower Room/Wc

Modern and very stylish first floor family shower room with large walk-in 'rainfall' shower, w/c and wash hand basin. Upvc window with obscured glazing to rear aspect.



## Rear Garden

A very sizeable, private and enclosed rear garden with large lawn area and paved terrace. Brick and fence boundaries, planted borders.



## Paved Terrace

Spacious paved outside entertaining area adjacent to the rear garden.

## Agents Opinion

This truly is a spectacular property, significantly extended and stylishly improved by the current owners. If you're looking for a large family home together with additional rental/extended family living accommodation, or to even run your home based business from here, then look no further. Call us today to arrange your viewing.

## Services

Mains electricity, mains water, mains gas, mains drainage

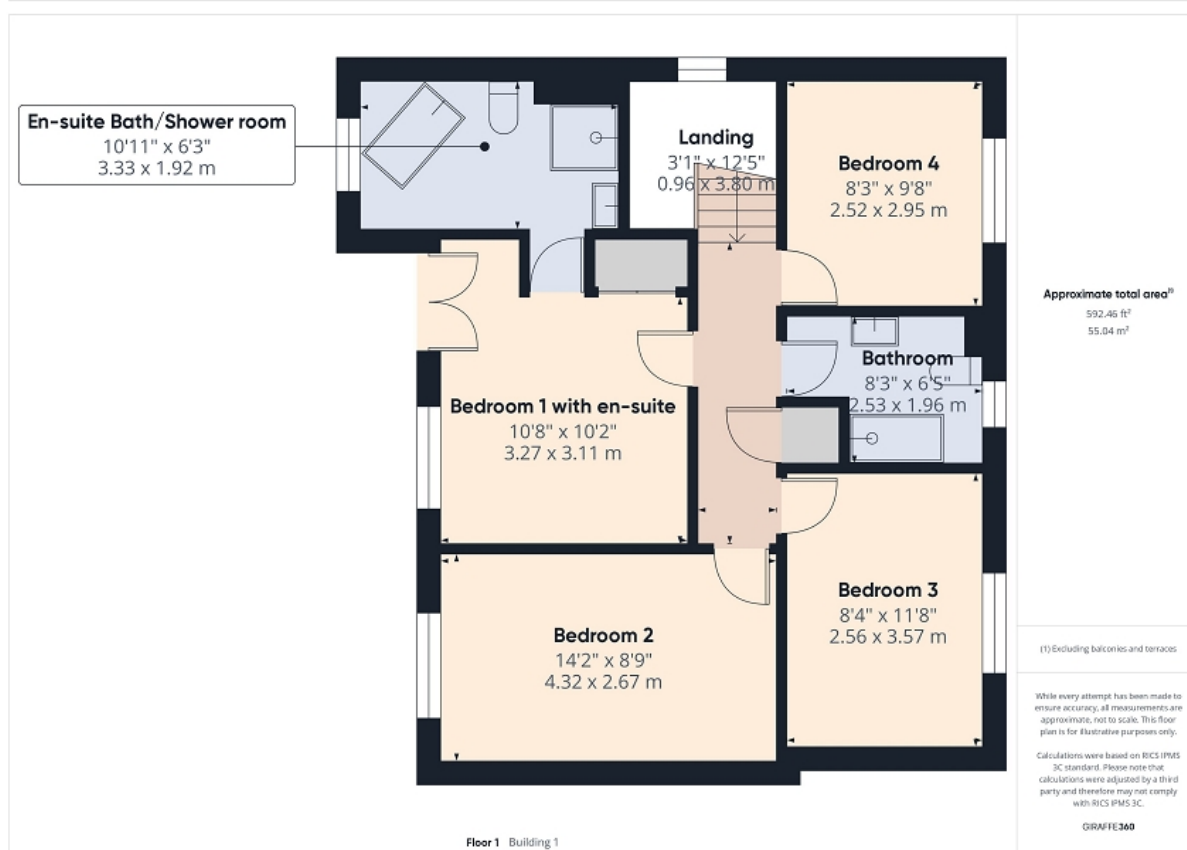
EPC Rating:43

## Tenure

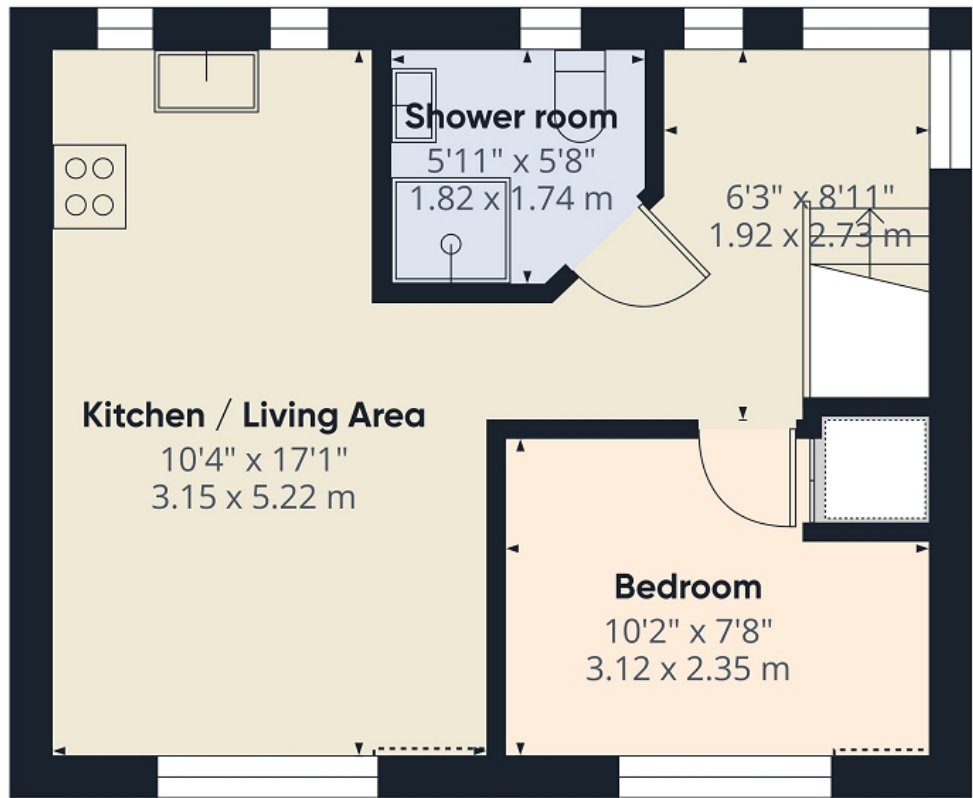
We are informed that the tenure is Freehold

## Council Tax

Band F







Floor 1 Building 2

**Approximate total area<sup>(1)</sup>**  
325.61 ft<sup>2</sup>  
30.25 m<sup>2</sup>

**Reduced headroom**  
1.69 ft<sup>2</sup>  
0.16 m<sup>2</sup>

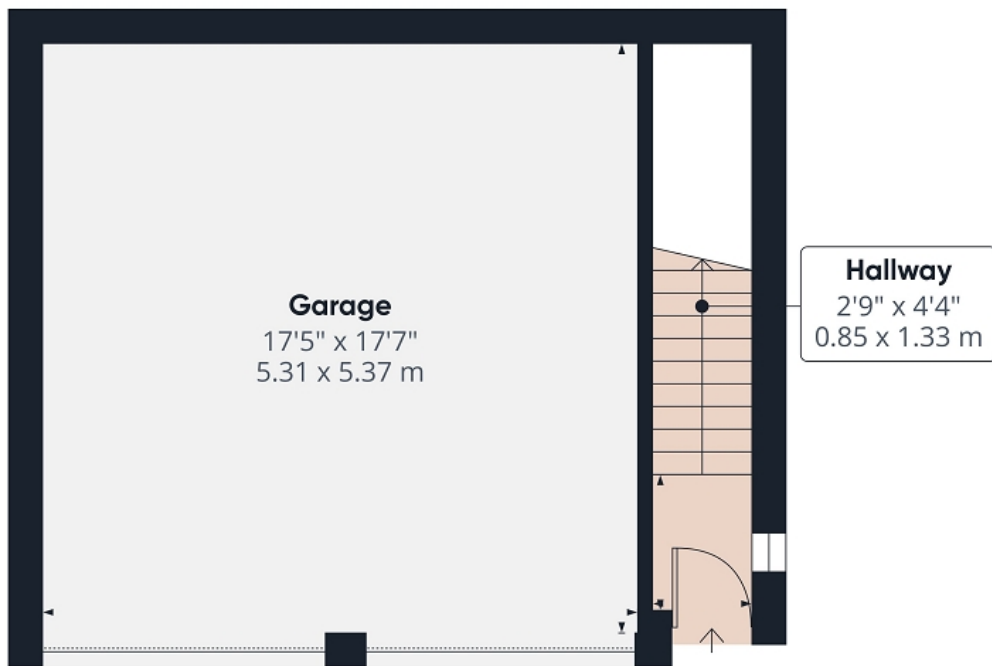
(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GRAFTE360



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**  
360.27 ft<sup>2</sup>  
33.47 m<sup>2</sup>

(1) Excluding balconies and terraces



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GRAFTE360



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. 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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>			(92+) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>		75	(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>	43		(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales EU Directive 2002/91/EC 			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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.