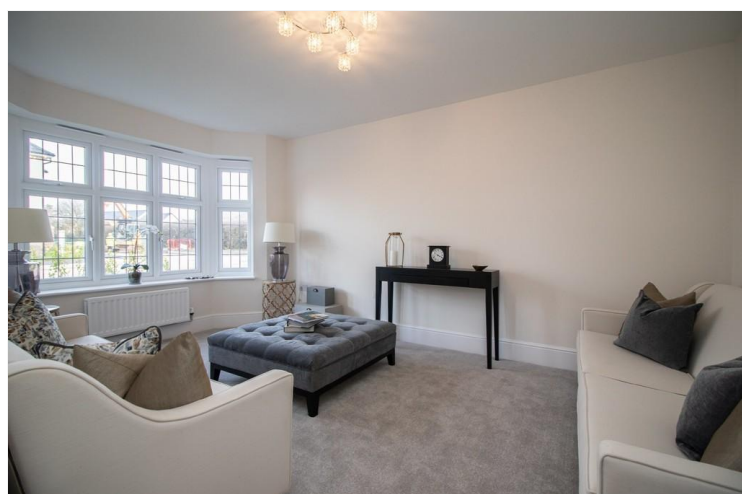


Plot 75 | Cae Newydd

St. Nicholas | Cardiff | CF5 6FJ

Detached House | Asking Price Of £434,995



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****READY TO MOVE IN** THREE EN-SUITE ** NEW HOME **** The larger than average three bedroom Oxford Lifestyle may look very traditional on the outside, with its bay windows, broad, supported eaves and roofed porch, inside you'll find that it's anything but. The master bedroom is more like a luxury hotel suite, stretching the complete depth of the home with a walk through wardrobe and generous en-suite including both bath and walk in shower. The two other bedrooms also boast an en-suite, completing the impressive specification. Downstairs, the convenience of an integrated garage takes nothing away from the sense of space available. You'll still enjoy a substantial kitchen dining room opening out onto the garden, a handy utility room also with its own garden entrance and a separate lounge. With the Oxford Lifestyle you can really spoil yourself with a magnificently proportioned and appointed home.

- **Tenure** Freehold
- **Council Tax Band**
- **Floor Area (approx.)**
1,336 sq ft
- **Viewing Arrangements**
Strictly by Appointment

LOCATION

Lying just to the West of Cardiff, within easy reach of the city and the M4, Tinkinswood Green has much to offer for both work and leisure. Yet it still enjoys the simple rural pleasures of a small village, surrounded by delightful Vale of Glamorgan countryside. The development also benefits from a good local primary school within walking distance and a major retail park close by and excellent road connections.

ENTRANCE HALL

Entered through composite door with spy hole. Under stair storage cupboard. Carpeted flooring. Thermostat. Radiator.

LOUNGE

10' 8" x 16' 2" (3.26m x 4.93m)
Double glazed uPVC bay window to front. Carpeted flooring.
Radiator. TV and telephone point.

KITCHEN/DINER

21' 11" x 12' 0" (6.70m x 3.66m)
Double glazed uPVC door and window to rear leading onto

garden. Laminate flooring. Round edged work surfaces incorporating one and a half stainless steel sink with mixer tap and gas four ring hob with extractor over. Built in double oven, dishwasher and fridge freezer. Storage cupboard. Ample storage throughout. Radiator. Spotlights.

UTILITY ROOM

5' 9" x 7' 6" (1.76m x 2.30m)
Double glazed uPVC sash door to rear leading to garden. Round edged work surfaces incorporating stainless steel sink with mixer tap. Space for washing machine. Storage. Thermostat. Extractor. Radiator. Spotlights.

WC

5' 9" x 2' 11" (1.76m x 0.89m)
Double glazed uPVC sash window to side. Pedestal wash hand basin with mixer tap. WC. Radiator.

LANDING

Carpeted staircase with wooden bannister. Loft hatch. Two storage cupboards; one housing hot water tank.

MASTER BEDROOM

10' 7" x 15' 8" (3.23m x 4.79m)
Double glazed uPVC window to front. Carpeted flooring. TV point. Large fitted wardrobes.

EN SUITE

10' 8" x 5' 10" (3.26m x 1.78m)
Double glazed uPVC sash window to rear. WC. Pedestal wash hand basin with mixer tap. Walk in shower with mains shower above. Panelled bath with mixer tap. Heated towel rail. Shaver point. Laminate flooring. Partly tiled walls.

BEDROOM TWO

10' 3" x 11' 6" (3.14m x 3.52m)
Double glazed uPVC window to front. Carpeted flooring. TV point.

EN SUITE TWO

6' 9" x 7' 1" (2.07m x 2.17m)
Double glazed uPVC sash window to rear. WC. Pedestal wash hand basin with mixer tap. Shower cubicle with mains shower above. Heated towel rail. Shaver point. Laminate flooring. Partly tiled walls.

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BEDROOM THREE

12' 5" x 11' 1" (3.81m x 3.38m)

Double glazed uPVC window to rear. Carpeted flooring. TV point.

ENSUITE THREE

5' 6" x 7' 10" (1.69m x 2.39m)

Double glazed uPVC sash window to rear. WC. Pedestal wash hand

basin with mixer tap. Walk in shower with mains shower above. Heated towel rail. Shaver point. Laminate flooring. Partly tiled walls.

GARDEN

Mainly laid to lawn with boundary fence and gated side access. Paved patio area.

GARAGE

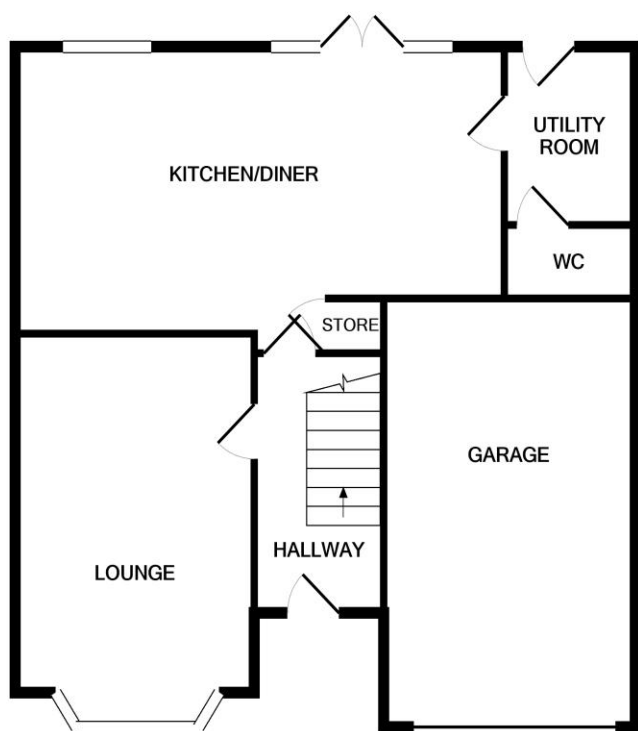
An up and over single garage door. Light and power.

DISCLAIMER

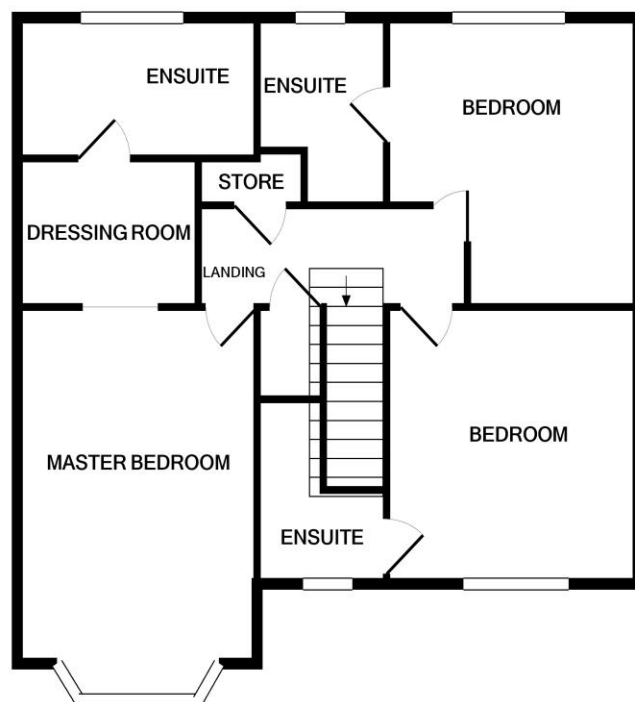
The floorplan is for illustration purposes only and may not reflect that of the subject property.



FLOORPLANS



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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