

9 Great House Farm, Michaelston Road

St. Fagans | Cardiff | CF5 6FL

First Floor Apartment | Offers Over £250,000



mgy.co.uk

2 | 1 | 1 | 1

Sales • Land & New Homes • Rentals • Property Management • Valuation & Surveys • Commercial

PROPERTY DESCRIPTION

****IMMACULATE APARTMENT ON AWARD WINNING ECO-FRIENDLY DEVELOPMENT ** LUXURY SUSTAINABLE LIVING ****

Eye catching unique residence forming part of the private development Great House Farm, an exclusive award winning neighbourhood of eco properties. This stunning very well presented two double bedroom first floor eco-friendly apartment is situated in the semi-rural village of St. Fagans and sits within mature woodland providing beautiful views whilst only a short journey to Cardiff City Centre. A super insulated building with high performance windows and doors, underfloor heating, living sedum roof, heat pumps and electric car charging to name a few features. The accommodation briefly comprises: kitchen/dining room, lounge, two double bedrooms, SOUTH FACING balcony and modern bathroom. Allocated parking space. Communal gardens. The elegant and stylish high specification finish to the property will suit a variety of prospective buyers.

- **Tenure** Leasehold & Share Of Freehold
- **Council Tax Band C**
- **Floor Area (approx.)**
- **Viewing Arrangements**
Strictly by Appointment

LOCATION

An award winning private residential scheme situated in a convenient location near the Culverhouse Cross Retail Park, City Centre and Cardiff International Airport, with good transport links to the M4 and schools at all levels.

ENTRANCE

Entered via stone chip driveway to allocated car parking space. Turning staircase to first floor apartment. Feature South facing decked balcony with pleasant views. Sensor light.

KITCHEN/DINING ROOM

16' 4" (max) x 10' 1" (4.986m x 3.076m) Entered via double glazed front door into stylish kitchen/dining room fitted with a wide range of base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Fitted electric Smeg oven and hob with extractor hood over. Glass splash back. Integrated fridge freezer and

Smeg washing machine. Spotlights. Tiled flooring. Double glazed window to front with sunny south facing aspect, fitted with plantation shutters. Electric underfloor heating. Cupboard housing air source heat pump. Ceiling air vents. Opening to hallway.

HALLWAY

A continuation of the tiled flooring with doors to lounge, two bedrooms and the bathroom. Spotlights and light tunnel providing natural light.

LOUNGE

14' 10" x 10' 1" (4.534m x 3.075m) Oak wood flooring. Full height double glazed window to rear with woodland views. Electric underfloor heating. Ceiling air vent.

MASTER BEDROOM

13' 5" (max) x 10' 7" (4.094m x 3.226m) Oak wood flooring. Electric underfloor heating. Double glazed window to rear with woodland views and fitted plantation shutters.

BEDROOM TWO

10' 7" x 9' 9" (3.229m x 2.988m) Oak wood flooring. Double glazed French doors to south facing balcony to front. Electric underfloor heating. Ceiling air vent.

BALCONY

Decked balcony with outside light and veranda style roof. Space for pots and plants.

BATHROOM

7' 6" x 6' 7" (2.304m x 2.026m) A modern suite comprising vanity enclosed wash hand basin, low level WC and panelled bath with shower over. Tiled flooring and splashbacks. Electric towel radiator. Spotlights and light tunnel providing natural light. Ceiling air vent.

COMMUNAL GARDEN

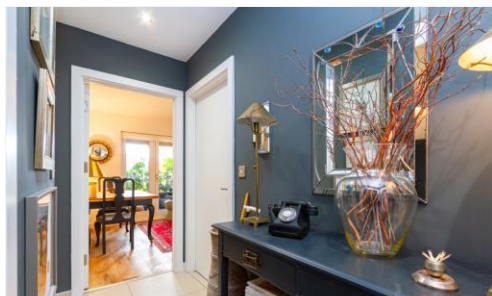
Laid to lawn with seating area. National Trust footpaths providing superb walks around St Fagans and beyond.

mgy.co.uk

Sales • Land & New Homes • Rentals • Property Management • Valuation & Surveys • Commercial

ADDITIONAL INFORMATION

Allocated parking space. Visitors parking with charging points. 999 year lease from new - also part share of the freehold. Service charge approximately £315 per annum. Pet friendly building.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	86	86
(69-80) C		
(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



Radyr 029 2084 2124

6 Station Road, Radyr, Cardiff CF15 8AA

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor any one in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.