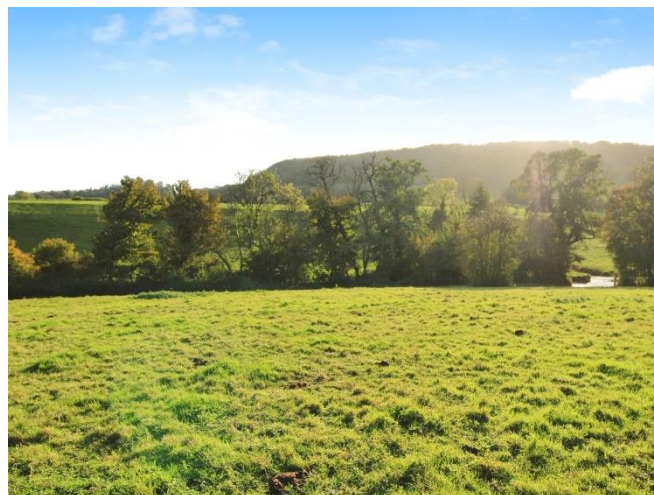




## Fairleigh, ##Invalid

**£340,000**

- Council Tax Band - E
- Three Bedroom Semi Detached
- Two Reception Room
- Extended 17ft Kitchen
- Lovely Countryside Views
- Oil Fired Central Heating & Solar Panels
- EPC Rating: D



 3  1  2



## About the property

Located in the leafy village of Michaelston-le-Pit is this semi detached house in need of modernisation. Comprising of an entrance porch, hallway, lounge, dining room, inner hallway, extended kitchen, landing, shower room and three bedrooms. Michaelston-le-Pit is a village in the Vale of Glamorgan, just to the west of the city of Cardiff, Wales. It is part of the Michaelston-le-Pit and Leckwith community. The community population taken at the 2011 census was 309. To the south lies the town of Penarth, while to the south west lies the village of Dinas Powys. The property requires internal modernisation and offers the buyer some stunning countryside views from the rear garden. The property has oil fired central heating and adjacent to the property is a communal cess pit for drainage. The property also has solar panels on the roof which we have been advised by our seller client have a rental agreement on them.





## Accommodation

### Entered

Via a UPVC double glazed entrance door.

### Entrance Porch

Wood panel walls. Single glazed window to front. Secondary door opens into:

### Hallway

Doors lead to lounge & Dining Room. Two built in storage cupboards. Stairs rising to upper floor. Radiator. Single glazed window to front.

### Dining Room

12' 10" x 9' 5" ( 3.91m x 2.87m )  
Single glazed window to rear. Power points. Electric fire. Coved & textured ceiling.

### Lounge

15' 1" x 13' into recess max ( 4.60m x 3.96m into recess max )  
Single glazed window to rear. Radiator. Coved & textured ceiling. High kilowatt log burner set in stone

surround & hearth. Power points. Telephone point. Television point.

### Inner Hallway

Doors lead to cloakroom & kitchen. Built in storage cupboards. Textured ceiling.

### Cloakroom

Fitted with a two piece comprising of a low level W.C. Wall mounted wash hand basin. Ceramic floor & wall tiles with part wood paneling. Single glazed window to front.

### Kitchen

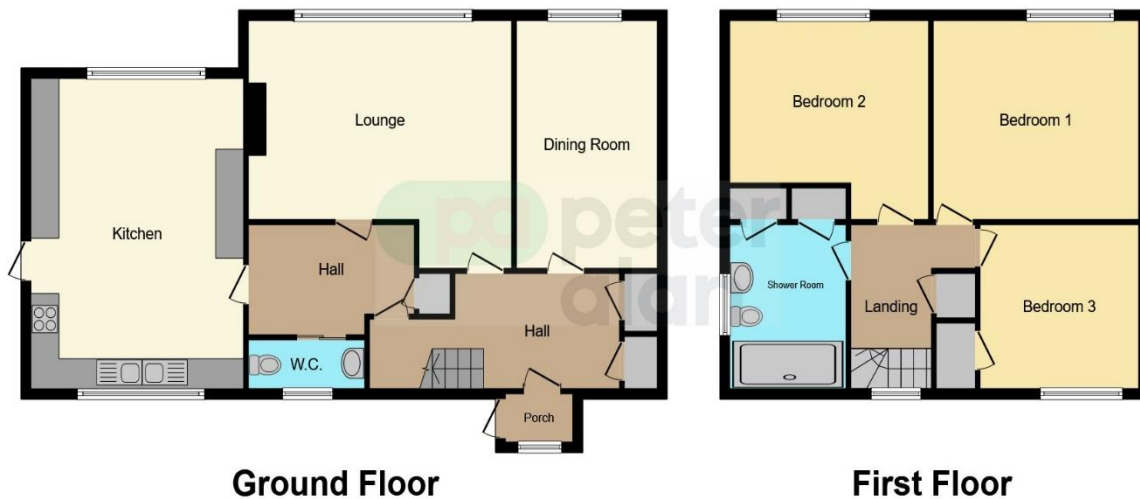
17' 5" x 14' ( 5.31m x 4.27m )  
Fitted with a range of wall and base level units with contrasting work tops. Double stainless steel sinks with drainers. Four ring electric hob with cooker hood over. Integrated electric oven & grill. Floor standing oil fired burner. Radiator. UPVC double glazed windows to rear & front. UPVC double glazed door opens to side & garden. Textured ceiling.

### Landing

02920 513151

talbotgreen@peteralan.co.uk

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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