

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



CEF N M A B L Y P A R K
M I C H A E L S T O N - Y - F E D W



ENTRANCE HALLWAY
3.17m x 3.42m (10'4" x 11'2")

DOWNSTAIRS WC

KITCHEN BREAKFAST ROOM
3.28m x 4.04m (10'9" x 13'3")

LIVING ROOM
6.65m x 4.39m (21'9" x 14'4")
French doors onto garden and feature fireplace.

TO THE FIRST FLOOR

LANDING
Storage cupboard and loft access.

MASTER BEDROOM
3.89m x 5.17m widest points (12'9" x 16'11" widest points)
Built in wardrobes and door to:

ENSUITE
1.19m x 2.96m (3'10" x 9'8")

BEDROOM TWO
3.89m x 3.96m (12'9" x 12'11")

BEDROOM THREE
2.67m x 3.56m (8'9" x 11'8")

FAMILY BATHROOM
2.43m x 1.95m (7'11" x 6'4")

GARDEN
Low maintenance and fully decked rear garden with views over the country side.

TENURE
We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

COUNCIL TAX
Band -

PARK CHARGES
Maintenance charge circa £215 per month to a management company which you would become a shareholder of on purchase. The charge cover Communal areas maintenance, ground maintenance, lighting, security and gate maintenance. £24 of this charge is for the walled garden maintenance to the front as well as power costs to the garages. These charges are to be confirmed by your legal advisor.

ADDITIONAL INFORMATION
Gated development with private road access - owners are setup with a contact number for the gates to mopen and close them as well as letting visitors into the park.
Rental potential of £1,750 pcm+
Dedicated bin store
No Chain




GARAGES
2 x single garages with up and over doors. both have power and lighting, one was previously used as a gym.





CEFN MABLY PARK

MICHAELSTON-Y-FEDW, CF3 6AA -
£425,000

 3 Bedroom(s)  2 Bathroom(s)  1227.00 sq ft

Welcome to this well presented property located in the prestigious Cefn Mably Park in Michaelston-Y-Fedw, Cardiff. This beautiful house boasts a spacious 1,227 SQFT of living space, perfect for a growing family or those who love to entertain.

As you step inside, you are greeted by a stylish reception room, ideal for relaxing with family or hosting guests. The property features not just one, but three large bedrooms, offering plenty of space for everyone to enjoy their own private sanctuary. With two modern bathrooms, there will be no more morning rush-hour queues in this household.

One of the standout features of this property is the two garages, providing ample space for parking or storage. The gated development ensures security and privacy, giving you peace of mind in your new home.

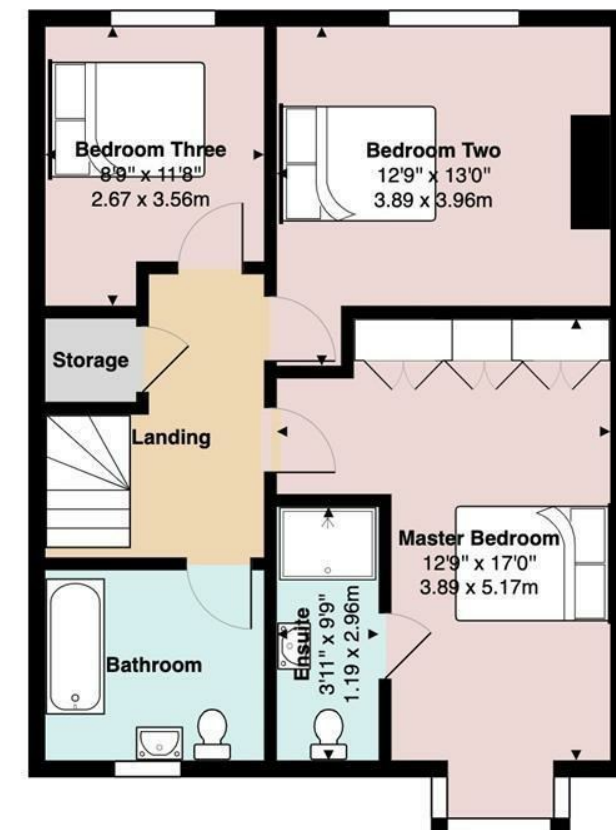
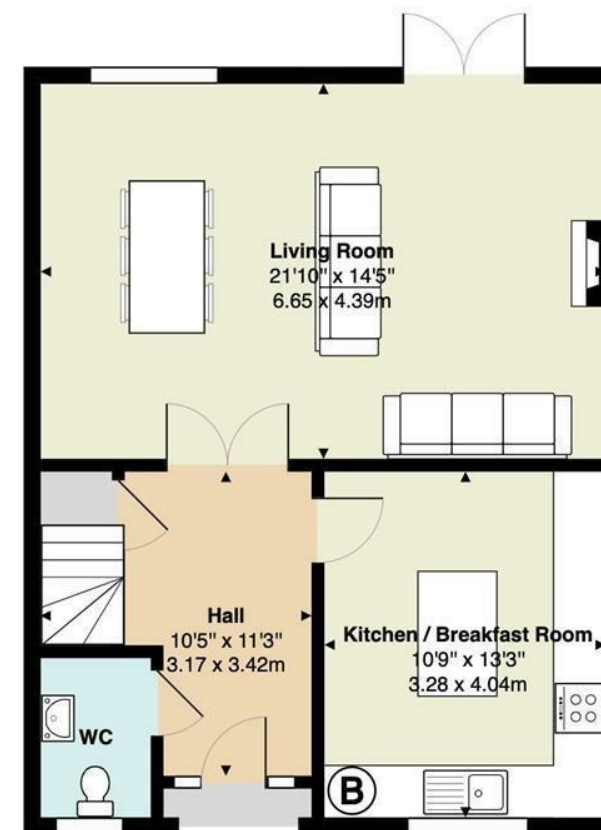
Whether you're looking for a peaceful retreat away from the hustle and bustle of the city or a place to raise a family, this property offers the perfect blend of comfort and convenience. Don't miss out on the opportunity to make this house your home in the heart of Cardiff.



PROPERTY SPECIALIST

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Director





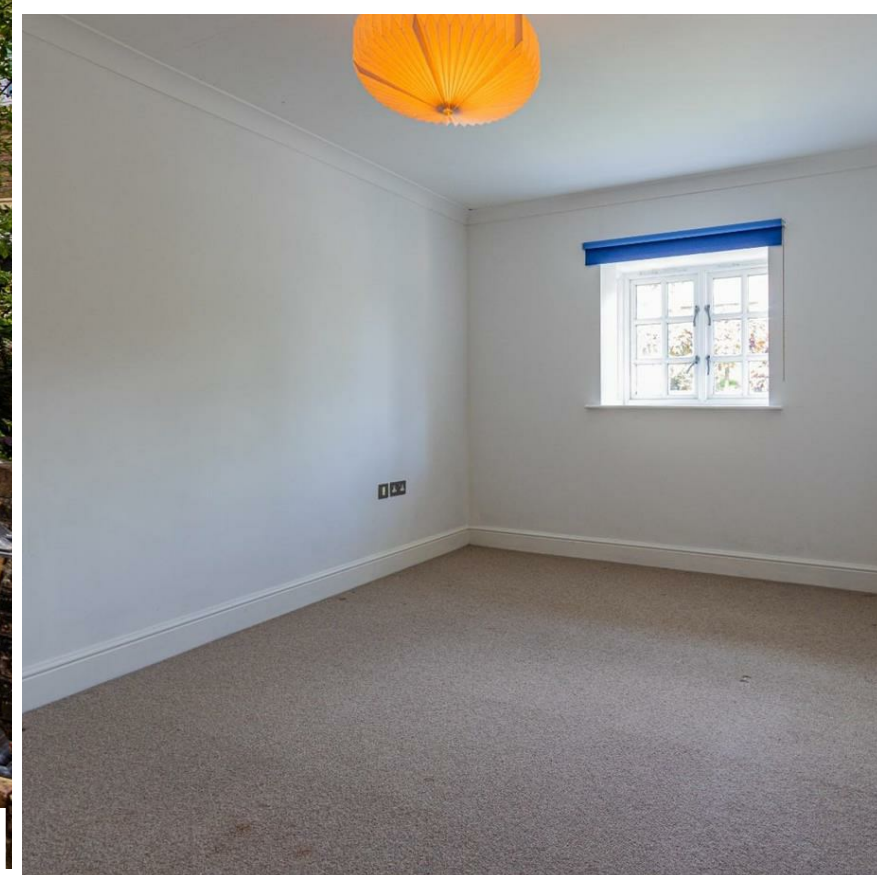
Cefn Mably Park, Cefn Mably, Michaelston-Y-Fedw

Total Area: 1227 ft² ... 114.0 m²

All measurements are approximate and for display purposes only



Cefn Mably Park, Michaelston-Y-Fedw, Cardiff



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