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21 Great House Farm  
Michaelston Road  
St. Fagans, The Vale of  
Glamorgan, CF5 6FL

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## 21 Great House Farm Michaelston Road

Asking price **£650,000**

A unique and beautifully presented eco property, offering stylish open plan living. Situated on the periphery of St. Fagans with excellent commuting options.

Unique detached modern Eco Home

EPC A Rating

Beautifully presented accommodation throughout

Impressive open plan living

Situated on periphery of St. Fagans

Excellent commuting options to Cardiff, Vale of Glamorgan & M4

Sigma 3 kitchen with Neff appliances

Fitted Hammonds bedroom furniture

Underfloor heating throughout the groundfloor

Viewings a must









This outstanding 2/3 bedroom detached Eco build property has undergone significant reconfiguration and extension by the current owners and is presented to the very highest of standards. An internal viewing of this stylish home is essential to appreciate the high-quality fixture and fittings throughout. It is situated in a small cul-de-sac of similar eco-homes on the periphery of St Fagans offering excellent commuting options into Cardiff, The Vale of Glamorgan and the M4

The impressive open plan kitchen/dining/living space is generously sized. This dual aspect room with triple glazed window and patio door to front, plus frameless glass curtain feature window/doors within the living area leading out onto a patio. Within the kitchen is an extensive range of Sigma 3, anthracite coloured baseline, larder, and island units with complementing worksurfaces. Integrated NEFF appliances include oven, steam/convector oven, microwave/convector oven, induction hob, coffee maker and warming draw, full height fridge and fridge/freezer. Quooker boiling water tap, dishwasher. Large Porcelanosa

tiling benefiting from underfloor heating throughout the ground floor. Semi open plan to the living area is a study/bedroom three. With corner windows to side and rear enjoying views over the garden and into the woodland beyond, this room benefits from a built-in wardrobe cupboard and desk/dressing table. Simple stud walling could separate this space from the living room should buyers wish. Off the kitchen is a utility room with lantern style skylight. It has a continuation of the same Sigma 3 anthracite-coloured units as the kitchen. Space and plumbing for washing machine and tumble dryer. Beyond the utility room is a rear hall/music room also with lantern style skylight and glazed door to rear. The ground floor wet room with window to rear, houses a sink unit plus low-level WC with hidden cistern and a mains rainfall power shower. With full tiling to floor and walls.

Oak stairs rise to the first-floor accommodation with large under stairs storage cupboard space below. The first floor landing has engineered oak wood flooring which continues

into both bedrooms. Bedroom one is a generous size double bedroom located at the front of the house with a full bank of fitted 'Hammonds' wardrobe furniture. A glazed door leads out to a roof terrace boarded by stainless steel and glass balustrade. Bedroom two with window to rear enjoying views through the trees and over neighbouring fields towards the museum, also has a fitted range of 'Hammonds' wardrobe furniture. The family bathroom also enjoys views to rear and houses a double shower tray with fitted glazed shower screen, low-level WC with hidden system, and wash hand basin.

Outside the property has off-road parking for 2/3 vehicles. To the front of the property is a lawned garden with paved patio, boarded by neat hedge row. To the side of the property is a paved patio area/entertainment space this leads onto a lawn which wraps around the rear of the property. The property was built as an eco-home and has an A rating EPC. Owner owned Solar Edge solar panels are fitted to the roof. A Nibe Air source heat pump and battery pack fitted, triple glazing throughout insures low running costs for the current owners.

# AWAITING FLOORPLANS





## Directions

From Culverhouse Cross Travel along the A48 Towards Cardiff. Take the first exit left and follow this road to a roundabout. Take the first exit left and proceed along this road through the traffic lights and as the road starts to drop down, turn left into Great House Farm, Number 21 will be found on the right hand side indicated by our for sale board.

What3Words: Maps.Assure.Shower

## Tenure

Freehold

## Services

Mains water, drainage, electricity, air source heat pump  
Council Tax Band E  
EPC Rating A

Viewing strictly by appointment through  
Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A	98 A	102 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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