



2 Fairleigh, Michaelston-le-Pit
Dinas Powys, CF64 4HN

Watts
& Morgan



2 Fairleigh

Michaelston-Le-Pit, Dinas Powys CF64 4HN

£425,000 Freehold

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

A spacious and versatile, three bedroom semi-detached family home enjoying beautiful countryside views. Sat on an extensive plot in the ever popular hamlet of Michaelston-Le-Pit. Conveniently located to Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; porch, entrance hallway, living room, dining room, kitchen/breakfast room. First floor landing, three double bedrooms and a family bathroom. Externally the property benefits from beautifully landscaped front garden and a landscaped rear garden with additional paddock/edible forest garden. EPC rating 'E'.

Directions

Cardiff City Centre – 4.3 miles

M4 Motorway – 9.0 miles

Your local office: Penarth

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Summary of Accommodation

Ground Floor

Entered via a partially glazed uPVC door into a porch benefiting from tiled flooring and a uPVC double glazed window to the front elevation. A second partially glazed wooden door leads into a hallway enjoying two recessed storage cupboards, a wooden staircase leading to the first floor and a uPVC double glazed window to the front elevation.

The spacious living room benefits from wood effect laminate flooring, a central feature open fireplace with a tiled hearth and a wooden surround and a set of uPVC double glazed French doors with double glazed side panels providing countryside views and access to the rear garden.

The dining room benefits from continuation of wood effect laminate flooring and a uPVC double glazed window to the rear elevation.

The kitchen/breakfast room has been fitted with a range of wall and base units with solid wood work surfaces. Space and plumbing has been provided for freestanding white goods. The kitchen/ breakfast room further benefits from tiled flooring, partially tiled splashback, a recessed under-stair pantry cupboard, two uPVC double glazed windows to the front elevation, a uPVC double glazed window to the side elevation and a uPVC double glazed door with a double glazed side panel providing access to the rear garden.

First Floor

The first floor landing benefits from exposed wooden floorboards, a recessed storage cupboard, a loft hatch providing access to the loft space and a uPVC double glazed window to the front elevation.

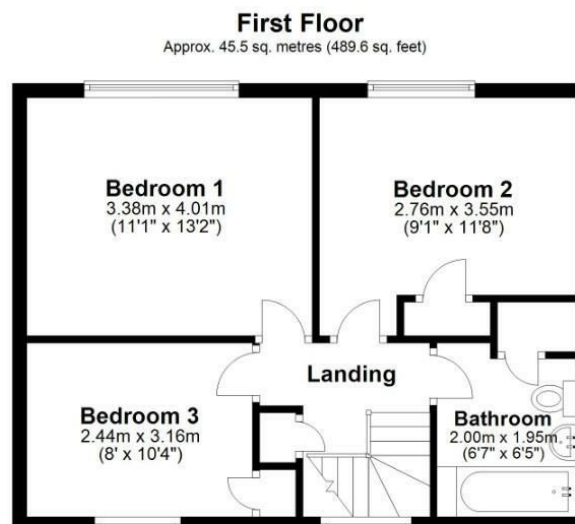
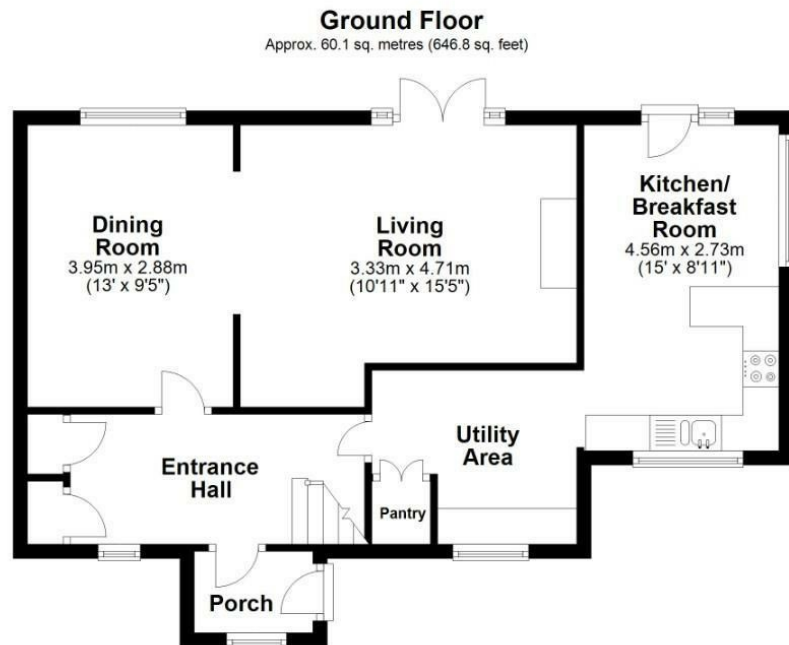
Bedroom one is a spacious double bedroom benefiting from exposed wooden floorboards and a uPVC double glazed window to the rear elevation enjoying elevated countryside views.

Bedroom two is another double bedroom and enjoys exposed wooden floorboards, a recessed storage cupboard and a uPVC double glazed window to the rear elevation.

Bedroom three is a further double bedroom and benefits from exposed wooden floorboards, a recessed storage cupboard and a uPVC double glazed window to the front elevation.

The family bathroom has been fitted with a 3-piece suite comprising; a panelled bath with a thermostatic shower over, a pedestal wash-hand basin and a WC. The bathroom further benefits from vinyl flooring, partially tiled walls, a recessed storage cupboard and a uPVC double glazed window to the side elevation.





Total area: approx. 105.6 sq. metres (1136.4 sq. feet)

Gardens & Grounds

2 Fairleigh is approached off the road onto a landscaped front garden predominantly laid to lawn with a variety of mature shrubs and borders.

The rear garden is predominantly laid to lawn with a variety of mature shrubs, borders and raised beds. A patio area provides ample space for outdoor entertaining and dining.

The additional paddock is an early edible forest garden which includes a variety of trees, shrubs and perennials and ground cover plants that are optimal in producing food in the form of nuts, seeds, fruits, and berries.

Additional Information

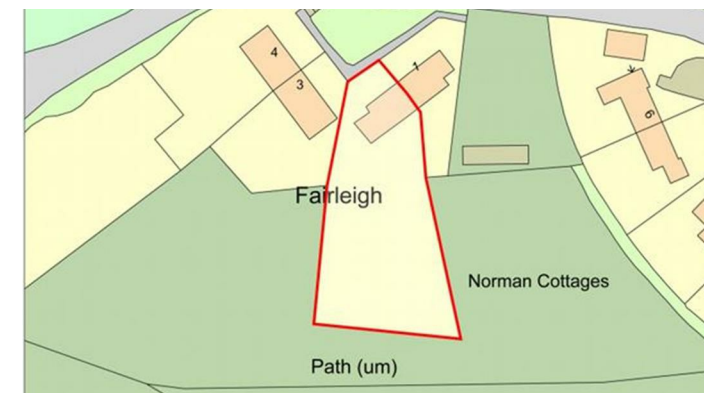
Freehold.

Electric and water mains services connected.

Oil heating.

Cesspit for sewage.

Council tax band 'F'.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	70
England & Wales	EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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