



1 Court Cottages, Michaelston Road,  
St Fagans, Cardiff, CF5 6EN

Watts  
& Morgan







# 1 Court Cottages, Michaelston Road,

St Fagans, Cardiff, CF5 6EN

## Offers in excess of £750,000 Freehold

4 Bedrooms | 3 Bathrooms | 3 Reception Rooms

A sizeable family home set in a plot of about 0.4 of an acre offering spacious, adaptable accommodation. Large lounge with open fire, family room / study, generous dining room with adjacent kitchen/breakfast room. Also utility room and ground floor shower room/WC. To the first floor master bedroom with stylish, contemporary en-suite bath/shower room. Three further bedrooms and family bathroom. Garden and parking area fronting the property with driveway to side leading to own gated parking area and double garage, with potential for conversion(subject to relevant approvals by the local planning authority). Particularly generous gardens to the rear including paved patio seating area, natural lawn and vegetable / fruit beds.

EPC Rating: E

### Directions

Cowbridge Town Centre – 0.0 miles

Cardiff City Centre – 0.0 miles

M4 Motorway – 0.0 miles

Your local office: Cowbridge

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## Summary of Accommodation

### About the property

- \* 1 Court Cottage is understood to have once been part of the original Medieval Court House and retains much charm; yet offers the scope and adaptability required for a family home.
- \* Entrance porch, with flagstone flooring extending into a central ground floor hallway and into a family sitting room.
- \* From the hallway, doors lead off to a family sitting room, to a lounge and to a kitchen/breakfast room; stairs lead to the first floor
- \* A sizeable lounge with deep bow window incorporating a window seat looks over the front garden. It has, as a focal feature, a chimney breast with recessed open fire within resting on a slate hearth.
- \* This space links through to a long dining room to the rear of the property.
- \* This particularly generous dining space is immediately adjacent to the kitchen - linked by a door - and has double doors opening to a paved patio with garden beyond.
- \* Kitchen/breakfast room itself is a very good space including a range of fitted units with marble work surfaces. There remains ample room for a family dining table: an adjacent window looks out over the rear garden.
- \* 'Smeg' rangemaster cooker is to remain. There is space/plumbing for a dishwasher and also for a tall fridge freezer.
- \* A door from the kitchen opens to the rear garden space.
- \* The adjoining utility room incorporates additional storage units, the gas central heating boiler and space/plumbing for a washing machine.
- \* Beyond the utility room is a ground floor shower room / WC.
- \* Also positioned to look to the front of the property is a second, family sitting room with chimney breast flanked, to either side, by recesses. The fireplace includes a log burner style gas fire.
- \* To the first floor, the principal largest master bedroom looks to the front of the property and includes fitted wardrobes.
- \* It has it's own extremely stylish, contemporary en-suite shower/bathroom with freestanding claw-and-ball footed bath, fitted shower cubicle and basin with marble surround and storage cupboard beneath.
- \* Second double bedroom also looks to the front while a third bedroom, with fitted wardrobes, overlooks the rear garden. A fourth single bedroom also looks to the rear.
- \* These three bedrooms all share use of the family bathroom.

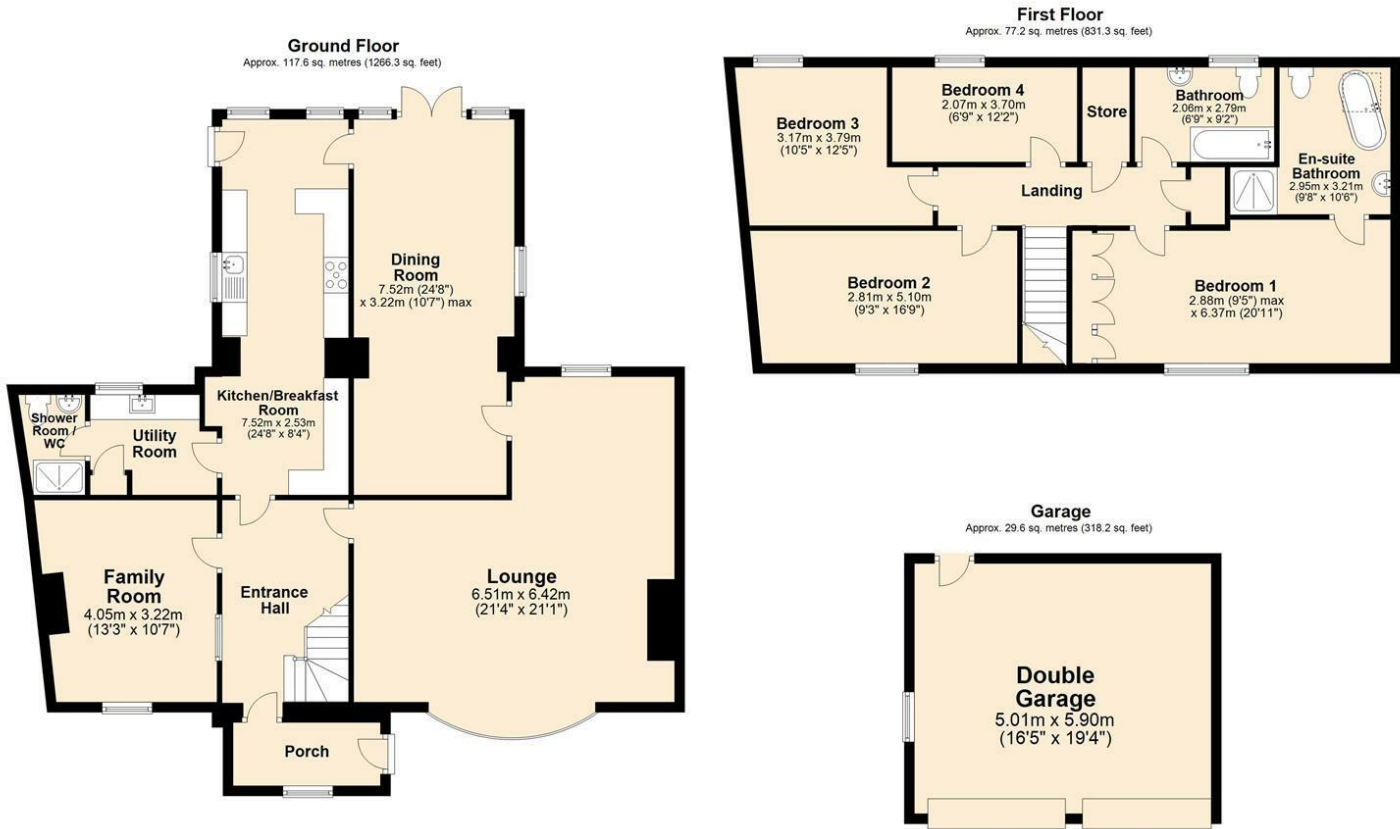
### Additional information

Freehold. Mains electric, water and gas connect to the property. Cesspit drainage (shared with No's 3 and 4 Court Cottages). Council tax: Band I

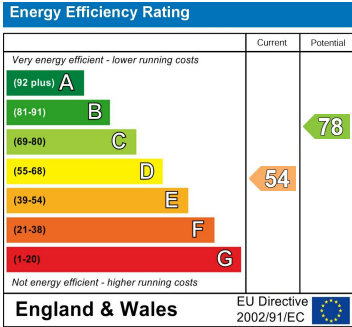


Garden & Grounds

- \* 1 Court Cottages borders onto Michaelston Road, there being a broad opening leading onto a driveway frontage owned by 1 Court Cottages but with shared usage and maintenance between the three properties.
- \* From this tarmac topped area a driveway skirts passed a front lawn and leads, through a tall, broad gated entrance, onto a paved parking area out to the side of the property.
- \* The parking area, in turn, leads into a block built double garage (approx. max. 5.9m x 5m) with power connected and eaves storage over and entered via twin up and over doors.
- \* Accessible from both the dining room and the kitchen is a paved patio seating area which leads directly onto the adjoining gardens.
- \* These lovingly tended, well cared for gardens offer differing "garden rooms" and feature a wildflower meadow, a pond area, a lawn and a vegetable bed and adjacent, twin greenhouses.
- \* To the rear of the garage is an additional stone and brick built store shed (approx. max. 3.9m x 3.4m) which can be used as a garden store/workshop/other varied uses.
- \* The gardens are enclosed in a screen from Michaelston Road by mature laurel hedging to the roadside and, to its rear, by mature copper beech hedging.



Total area: approx. 224.4 sq. metres (2415.8 sq. feet)  
Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.



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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