

Great House Farm

MICHAELSTON ROAD, ST. FAGANS, CARDIFF, CF5 6FL

GUIDE PRICE £600,000

**Hern &
Crabtree**



Great House Farm

A spacious Four Bedroom Detached Eco Home set on generous size plot, perfectly positioned in the corner of this quiet cul de sac of this wonderful eco homes development of Great House Farm.

Set in a prime corner plot position with gardens overlooking the woodlands. This eye-catching unique residence is a beautiful detached four bedroom house, one of the last ones to be built on this award winning final phase. With versatile accommodation boasting over 1500sqft and open plan living, this property will sure to be popular!

High ceilings, generous windows and large french patio doors allows the home to be flooded with ample natural light whilst simultaneously connecting the inside and the peaceful outside space together.

Not only offering a beautiful, almost Scandinavian aesthetic thanks to the grass sedum roof and soft grey powder coated wood windows, the property has so much more to offer inside. Intelligent air filters installed encourage health and wellbeing by producing consistent fresh air within the property, ideal for those with any allergies. A lot of thought has gone into the planning aspect with no kerbs, level thresholds and wider doors along with an electric car charging point installed giving thought to the future.

As expected, there are exceptional finishing touches including underfloor heating via oak engineered flooring, a stunning Porcelanosa kitchen with a Neff appliance package and superb Porcelanosa tiles throughout the home.

Great House Farm is built to form a community of residents and achieves this admirably thanks to the style and design of the neighbourhood. Cardiff city is only 5 miles away and the M4 is easily accessible via the A4232. A five-minute walk will take you to Deepwood Close and the number 13 bus takes only 30 minutes to the city centre. Culverhouse Cross has a variety of amenities and shops, along with Tesco Extra and Marks & Spencer.



1517.00 sq ft

Entrance

Entered via a wooden door to the front with a matching window into the hallway.

Hallway

Open T-shaped hallway oak engineered flooring. Built-in double cupboard. Opens up to an L-shaped kitchen/diner and living space. Small walkthrough with storage. Under floor heating.

Kitchen/Living Room and Diner

26'2" x 45'11" max x 19'8" x 180'5" max

The kitchen area has windows to the front and side. The kitchen is fitted with a selection of wall and base units with complimentary composite worktops over them. Ceramic Sink and drainer with Quooker instant hot water tap. Integrated double oven and grill and hob with extractor. Space for an American-style fridge/freezer. Integrated full-length dishwasher. Breakfast bar. Continuation of Oak engineered flooring. Additional built-in storage cupboard. Three sets of French doors lead out to the rear patio and garden. Under floor heating.

Bedroom Four

11'5" x 9'8"

Double-glazed doors to the rear garden. Oak-engineered flooring. Underfloor heating.

Shower Room

5'10" x 5'4"

Wet room style shower, w/c and vanity wash hand basin. Porcelanosa Tiles

FIRST FLOOR

Oak stairs rise from the kitchen area.

Landing

Oak-engineered flooring. Glass balustrade. Double-glazed window to the side. Loft access hatch.

Bedroom One

13'1" x 29'6" max x 12'0" max

Double-glazed windows to the side. Oak-engineered flooring. Radiator. Sliding pocket door to the en-suite.

En-suite

6'6" x 10'8" x 4'1"

Obscure double-glazed window to the rear. Double walk-in style shower with glass screen. Porcelanosa fittings. W/c and wash hand basin. Heated towel rail. Tiled walls and floor.

Bedroom Two

14'4" x 9'7"

Double-glazed windows to the front. Oak-engineered flooring. Radiator.

Bedroom Three

8'7" x 11'8"

Double-glazed windows to the front. Oak-engineered flooring. Radiator.

Bathroom

OUTSIDE

Garage/laundry room and Office

10'2" x 12'9"

Accessed from the front with a sliding door opening into a storage/laundry room with space and plumbing for a washing machine and tumble.

Office

6'2" x 10'3"

Double-glazed window to the side. Power and light

Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market

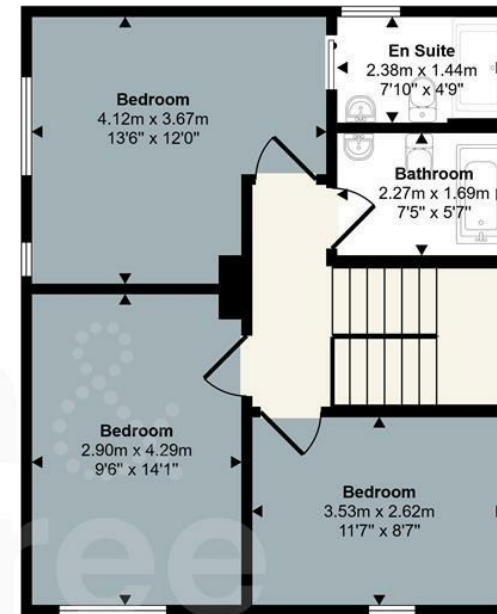
appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.







Ground Floor
Approx 87 sq m / 938 sq ft



First Floor
Approx 54 sq m / 578 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A	100	100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Good old-fashioned service with a modern way of thinking.



**Hern &
Crabtree**

📞 02920 555 198 ✉️ llandaff@hern-crabtree.co.uk 🌐 hern-crabtree.co.uk 📍 8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ



The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.