

Great House Rise

ST FAGANS, CARDIFF, CF5 4RZ

GUIDE PRICE £295,000

**Hern &
Crabtree**



Great House Rise

No Chain. A superb two double bedroom first floor Eco Home with private balcony and views across the communal gardens. Focused on sustainable, secure by design and low cost living this popular development is truly unique. This is the first phase of this award winning residential scheme in St Fagans designed by Conservation Architects Gillard Associates. A rural peaceful setting but only a short journey to a bustling European Capital City with all its amenities and services. From international sport, theatre, culture and restaurants to amazing international shopping. Cardiff offers an International Airport and excellent links road around the city and to the M4.

There are glorious countryside views to the North - far reaching in the winter and woodland in the Summer with a big open sky to the South and West. Bespoke design and sustainability are central to the LivEco concept and buying will open up a full range of eco features. A super insulated building, secure by design with high performance windows and doors, underfloor heating through out, green sedum roof, air filters and electric car charging facility to name a few.



sq ft

Entrance

Steps to the first floor. Double-glazed composite door into the kitchen diner.

Kitchen/Diner

14'6" x 17'10" max

Large double-glazed window to the side. The kitchen is fitted with wall and base units with complimentary worksurfaces. Stainless steel sink and drainer. Integrated four-ring electric hob and oven. Integrated fridge freezer and washing machine. Tiled floor with underfloor heating. Loft access hatch.

Lounge

13'10" x 10'11"

Double-glazed windows to the side. Double-glazed sliding patio out to a balcony. Wooden flooring with underfloor heating.

Balcony

18'6" x 4'1"

Wooden decked sitting area with wrought iron railings.

Bedroom One

10'1" x 13'11"

Double-glazed windows to the rear overlook the gardens and pond. Wood laminate flooring with underfloor heating. Built-in shelving

Bedroom Two

10'1" x 9'9"

Double-glazed window to the side. Wood laminate flooring with underfloor heating.

Bathroom

7'8" x 6'6"

Bath with Shower plumbed over, wash hand basin and w/c. Heated towel rail. Tiled walls. Tiled flooring with underfloor heating.

OUTSIDE

Large communal grass area with shrubs, trees and flowers.

Additional Information

Share of the Freehold. Service and Maintenance Charges

£1600.00 pa. EPC - A Council Tax - C

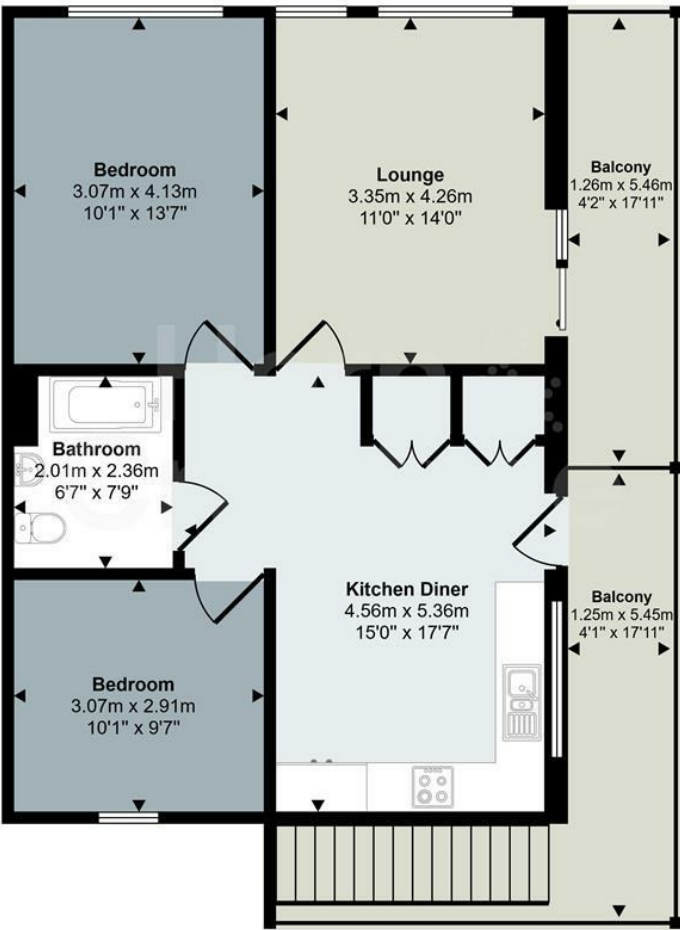
Seraph Property Management (1, St Martins Row, Cardiff CF24 3RP)

Stunning unique award-winning development. Designed and built as energy-efficient Eco home. Underfloor heating, Solar panel array, Nibe air-source heat pump inc air filtration, sustainable construction materials, super-insulated, Secured by design. Floor to ceiling windows, secure private balcony, communal gardens. Dedicated EV charger. Sedum roof. 'Easee One' EV charger installed to Visitor parking space connected to No.7 electrical meter. Max output 32A charging power 1.4 - 7.4 kW. Designated space legally owned by the property.





Approx Gross Internal Area
65 sq m / 695 sq ft



Floorplan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	94	94
(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



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