

Castle Green

St. George's-Super-Ely | Cardiff | CF5 6EX

Link Detached House | Asking Price Of £579,950



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PROPERTY DESCRIPTION

**** DETACHED HOME IN SPACIOUS PLOT ** SOUTH-WESTERLY FACING GARDEN ** NO CHAIN **** A fantastic opportunity to purchase this four bedroom detached family home which sits within 0.3 acres (0.12 ha) of gardens in the idyllic village of St. George's-Super-Ely, on the outskirts of Cardiff. This home is offered with no ongoing chain and has accommodation briefly comprising: entrance hallway, lounge, kitchen, dining room and WC to the ground floor. To the first floor are four bedrooms and the family bathroom. Outside are spacious front and rear gardens plus double garage. Oil fired heating. Septic tank. EPC: TBC

- **Tenure** Freehold
- **Council Tax Band G**
- **Floor Area (Approx).**
- **Viewing Arrangements**
Strictly by Appointment

LOCATION

St Georges super Ely, also known as St Georges is a small village and community in the western outskirts of Cardiff, in the Vale of Glamorgan. Lying to the northwest of Culverhouse Cross retail park, between Peterston-super-Ely and Michaelston-super-Ely, it contains a medieval church and ruined manor house dated to the fifteenth century.

ENTRANCE

Entered via driveway with large lawned front garden to side with plant and shrub borders, stone built wall to front and side boundary, parking for two cars leading to garage.

HALLWAY

Entered via veranda style open porch with traditional tiled flooring into hallway. Parquet wood flooring. Doors to lounge, kitchen and WC. Stairs to first floor with under stair cupboard which includes light and power. Radiator.

LOUNGE

24' 8" (max) x 20' 5" (max) (7.53m x 6.24m) A spacious L-shaped lounge with dual aspect uPVC double glazed windows to front and rear with External door to rear patio. Two radiators.

KITCHEN

14' 7" x 10' 10" (4.46m x 3.31m) Fitted with a wide range of base and eye level units incorporating one and a half bowl sink and drainer with complementary work surfaces. Space for cooker and washing machine. Tiled splash backs and flooring. uPVC double glazed window and external door to rear garden with stunning views.

DINING ROOM

17' 7" x 10' 2" (5.37m x 3.10m) uPVC double glazed French patio doors to rear with superb views of the garden. Radiator.

WC

A modern low level WC and pedestal wash hand basin. Radiator. Tiled flooring and part

tiled walls. uPVC double glazed window to front. Fuse board.

FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the central landing area, access to roof space, air cupboard housing the hot water cylinder, window to side.

BEDROOM ONE

15' 8" x 13' 4" (4.79m x 4.08m) An excellent sized principle bedroom with window looking over the large lawned front garden, radiator.

BEDROOM TWO

13' 1" x 10' 11" (3.99m x 3.33m) Overlooking the exceptional rear garden, a second double bedroom, vanity wash basin with storage below and radiator.

BEDROOM THREE

10' 2" x 10' 1" (3.10m x 3.08m) A good sized third bedroom with aspect to front, built in wardrobe with hanging rail, laminate flooring and radiator.

BEDROOM FOUR

10' 10" x 7' 4" (3.32m x 2.26m)

Overlooking the rear garden, original exposed floor-boards and radiator.

FAMILY BATHROOM

9' 5" x 6' 7" (2.89m x 2.02m) A

spacious family bathroom with a white suite comprising low level wc, wash hand basin, bidet, bath with Mira shower above, window to rear, full wall tiling, electric shaver point and radiator.

OUTSIDE

REAR GARDEN

A sizeable and serene 62m rear garden with a south westerly aspect, laid mainly to lawn, inset beds of plants and shrubs with fruit trees to the rear of the garden. Outside tap, pathway to wide side area with gate giving access to the front garden.

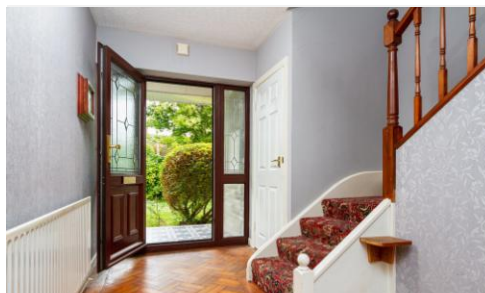
FRONT GARDEN

Large lawned front garden with borders of plants and shrubs,

stone built wall to front and side boundary, driveway with parking for two cars leading to garage.

DOUBLE GARAGE

17' 11" x 17' 7" (5.47m x 5.38m) A double up and over garage door (with electric feed). Oil tank and central heating boiler. Loft access with light. Light and power. Water tap.



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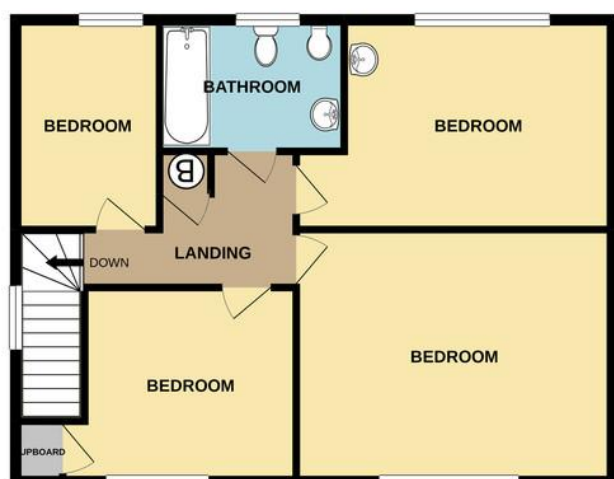


FLOORPLANS

GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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