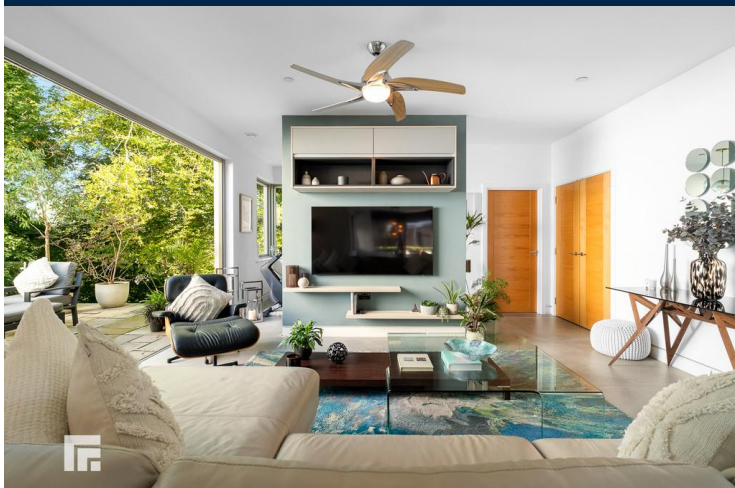




21 GREAT HOUSE FARM
MICHAELSTON ROAD
ST FAGANS CF5 6FL

ASKING PRICE OF
£650,000



DETACHED PROPERTY



3



2



2



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**** IMPRESSIVE AND UNIQUE ** 'A RATED' ECO HOME ** OWNED SOLAR PANELS **** An exceptional 'A rated' eco home in the sought after area of St Fagans having been designed to the owners specifications to a very high standard throughout, being a short distance from amenities and transport links. Entrance porchway, large open plan kitchen/diner and lounge with high spec 'Sigma 3' kitchen with integrated appliances, frameless glass curtain feature doors from lounge area to the garden, study/bedroom three offering versatile potential, long utility room, boot room with access to the rear and a ground floor shower room. To the first floor are two double bedrooms, the primary bedroom opens to a large balcony/sun terrace, there is also a family shower room. Air source heat pump. 'Hammonds' wardrobes throughout. Beautifully presented paved patio and lawned rear garden. Paved patio area to front. Wide and long driveway to side. EPC rating: A.

LOCATION

Situated on the outskirts of the village of St Fagans, within close proximity of Cardiff City Centre, yet still in a rural setting and within easy access to the M4 link road, Culverhouse Cross and the Llantrisant Road. Also within a short drive or bus ride to Radyr village providing a number of convenient stores, train station, doctors surgery, tennis & golf clubs and highly regarded primary & secondary schools.

ENTRANCE PORCH

Wood framed porch. Solid wood entrance door with obscured windows to upper and lower part. Opening to the open plan living.

OPEN PLAN/KITCHEN/DINER AND LOUNGE

31' 10" x 20' 4" (9.71m x 6.22m)

An exceptional open plan kitchen dining and family lounge. With modern 'Sigma 3' kitchen well appointed along two sides with handleless profile units. Inset two bowl sink with side drainers. Integrated full size fridge and fridge freezer. Integrated 'Neff' ovens and grills. Integrated 'Neff' coffee machine. Range of matching drawers with bar style shelving unit above. Integrated 'Neff' dishwasher. Large central island with matching drawers units and quartz worktops to top and sides. Inset five ring 'Neff' induction hob with concealed 'Neff' circulating fan. Ample space for large family dining table dining table with patio doors opening to the delightful front paved patio. Windows to front and side. Oak staircase to first floor. Large lounge with ample space for sofas. Frame less glass curtain style doors opening to the attractive garden. Openings to study/bedroom three. Large 'Porcelanosa' tiled flooring. Double doors opening to the large understairs storage housing the 'Nibe' air source heat pump. Door to shower room. Underfloor heating throughout.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 1,213 SQ.FT.

VIEWING: STRICTLY BY APPOINTMENT

STUDY/BEDROOM THREE

11' 11" x 9' 3" (3.64m x 2.82m)

Currently open plan with lounge area but potential to be separately partitioned to create the third bedroom. Fitted wardrobe and desk. Solid wood window overlooking the garden. Quality 'Porcelanosa' tiled flooring. Underfloor heating.

SHOWER WET ROOM

7' 3" x 5' 0" (2.21m x 1.54m)

Quality white suite comprising low level wc, vanity wash basin with storage below, chrome shower with twin heads. Wall tiling to splash back areas. Tiled flooring. Recessed spotlights. Extractor fan. Solid wood window to rear. Chrome heated towel rail.

UTILITY ROOM

12' 0" x 4' 5" (3.67m x 1.36m)

With a range of 'Hammonds' fitted units to one side. Plumbing for washing machine and stacked tumble dryer. Quality 'Porcelanosa' tiled flooring. Sky light. Under floor heating. Recessed spotlights. Door to boot room.

BOOT ROOM

7' 5" x 4' 6" (2.27m x 1.39m)

With door to rear garden. Sky light. Quality 'Porcelanosa' tiled flooring with under floor heating. Recessed spotlights.

FIRST FLOOR

LANDING

Approached via an oak staircase leading to the central landing area. Access to roof space. Recessed spotlights. Oak flooring. Radiator.

BEDROOM ONE

13' 11" x 10' 3" (4.26m x 3.14m)

An excellent sized primary bedroom. Range of fitted wardrobes to one side and matching chest of drawers with dressing table. Oak flooring. Radiator. Door opening to the large balcony.

ROOF GARDEN

15' 3" x 10' 3" (4.66m x 3.13m)

A large balcony to front with glass framed balustrade. Storage cupboard. Composite decked flooring. Outside lighting.



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BEDROOM TWO

10' 5" x 9' 10" (3.19m x 3.00m)

With large floor to ceiling solid wood window overlooking the woodland, a second double bedroom. Range of fitted bedroom furniture. Oak flooring. Vertical radiator.

FAMILY SHOWER ROOM

8' 9" x 5' 10" (2.68m x 1.80m)

Quality white suite comprising low level wc, vanity wash basin with storage below, large walk in shower with glass shower screen. Wall tiling to splash back areas. Tiled flooring. Electric shaver point. Solid wood window to rear. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

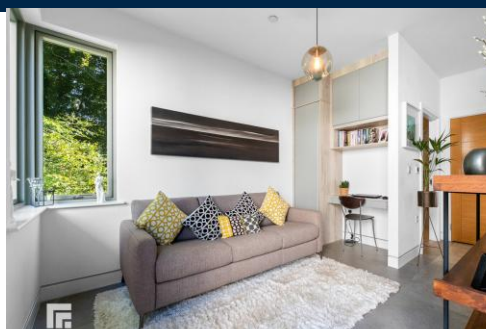
With large paved slate style patio leading onto an area of lawn. Neat raised beds of plants and shrubs. Additional porcelain laid patio with glass fronted balustrade looking onto the woodland and field beyond to rear.

FRONT GARDEN

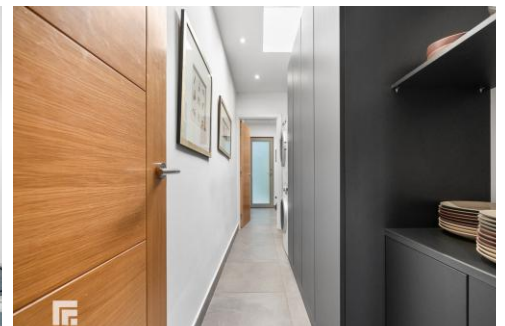
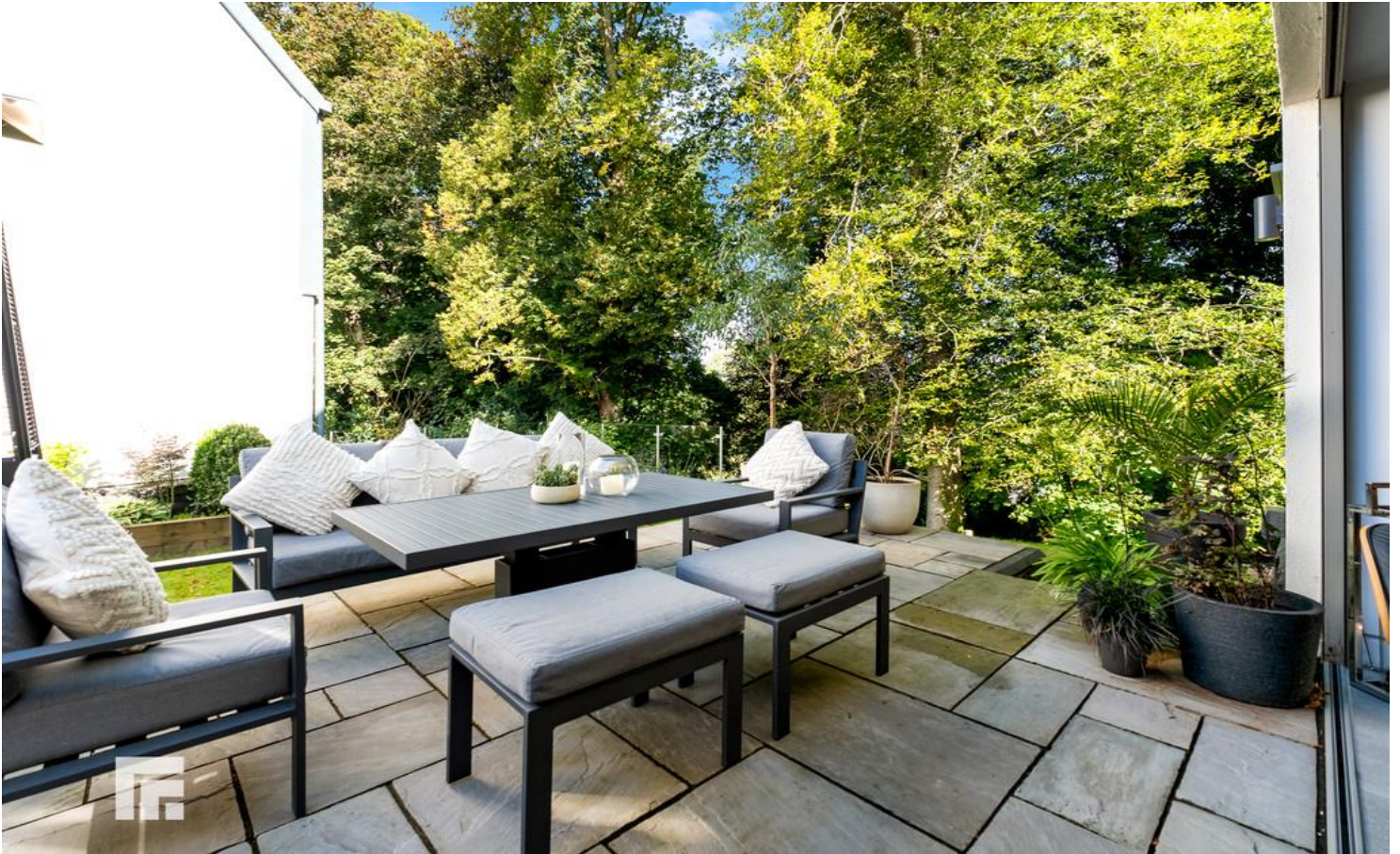
With a delightful slate style paved patio and area of lawn to front with low level hedgerow border. Cobble style pathway leading to porchway. Long and wide driveway laid with decorative stones. Access to rear and side garden.



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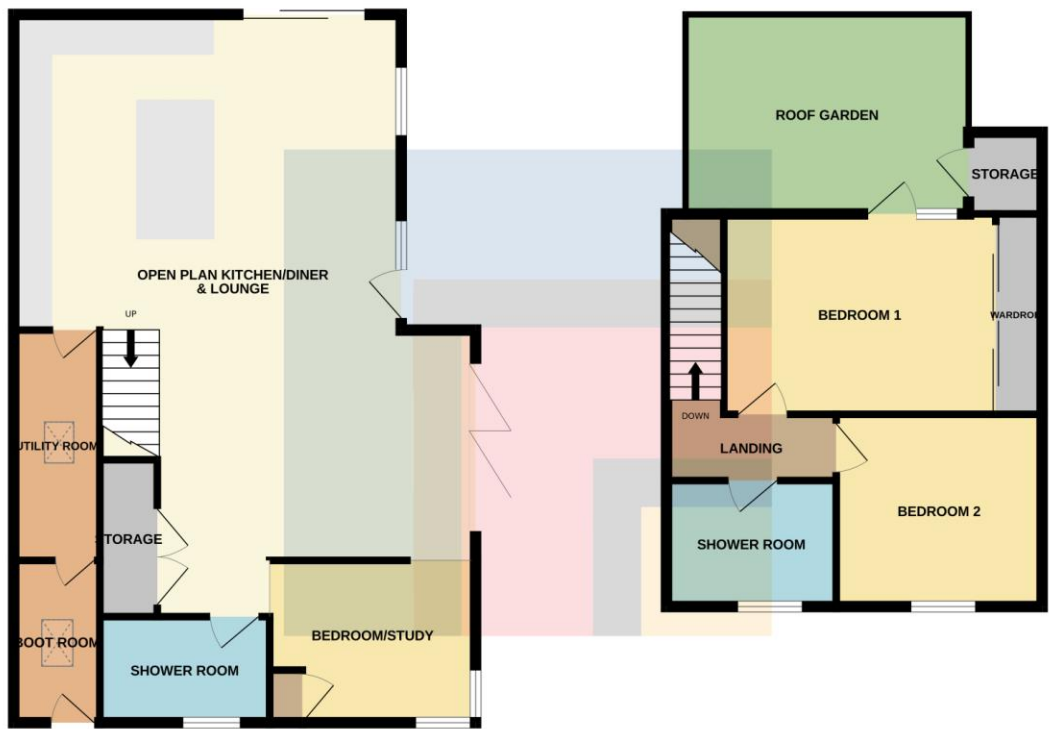
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GROUND FLOOR
805 sq.ft. (74.8 sq.m.) approx.

FIRST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 1213 sq.ft. (112.7 sq.m.) approx.
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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Score	Energy rating	Current	Potential
92+	A	98 A	102 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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