



Little Mill, St Brides Road, St Fagans

£1,100,000 Freehold

A substantial six bedroom detached family home on a large plot located next to idyllic woodland, the property has versatile use as it is currently separated to a four bedroom and a two bedroom home but the owners have advised they would be happy to open up ground/first floor to re-establish one substantial family home. As it stands the first side of the property has a large entrance hallway, large lounge, kitchen and breakfast room, inner hallway, sitting room, bedroom and ground floor shower room. The first floor then has three bedrooms, two of which have en-suites. The second side of the property has a spacious open plan kitchen/diner and lounge with central island, hallway, cloakroom. To the first floor are two further double bedrooms, primary bedroom with modern ensuite shower room and a separate family shower room. Electric heating throughout but former oil tank is to the side of the property should a purchaser wish to reinstate oil as the supply. There are numerous outbuildings throughout the plot which were formally used as a 'Doggy Hotel and Daycare' which is no longer in operation but offers lots of potential. Large driveway. EPC Rating: tbc

Viewers Information

The property was previously home to Little Dogs Hotel, a successful licensed dog boarding and daycare business serving Cardiff and the surrounding area. The owners would be open to discussions with interested purchasers regarding the business, customer database and supporting information by separate negotiation.

Entrance Hallway

12' 0" x 9' 3" (3.65m x 2.82m)

Approached via double opening uPVC double glazed doors leading to the spacious entrance hallway. Staircase to first floor. Electric radiator.

Inner Hallway

Door to inner hallway. Large storage cupboard.

Sitting Room

11' 4" x 10' 8" (3.45m x 3.26m)

Overlooking the lawned front garden, a good sized second reception. Electric radiator.

Bedroom Six

12' 6" x 11' 5" (3.81m x 3.47m)

A versatile ground floor bedroom or further reception if required. Folding doors to the rear garden. Electric radiator.

Lounge

23' 6" x 13' 3" (7.16m x 4.05m)

An excellent sized primary reception with tri folding doors leading to the large front garden. Electric radiator. LVT flooring. Electric radiator.

Kitchen and Breakfast

13' 4" x 11' 6" (4.06m x 3.50m)

Modern fitted kitchen well appointed along three sides in blue coloured shaker style fronts beneath marble worktop surfaces. Inset 1.5 bowl sink with worktop side drainer. Inset five ring hob with cooker hood above. Integrated oven. Integrated slim line dishwasher. Matching range of eye level wall cupboards. Central breakfast bar island. LVT flooring. Central roof light lantern window. Door to rear courtyard.

Ground Floor Shower Room

7' 0" x 5' 5" (2.13m x 1.65m)

White suite comprising low level wc, vanity wash basin with storage below, shower cubicle with twin chrome shower heads above. Obscured glass window to rear. Electric radiator.

Landing

Half wall panelling. Doors to all rooms.

Bedroom One

15' 9" x 13' 8" (4.81m x 4.17m)

A spacious double bedroom. Ample space for wardrobes. Wall mounted air con unit. UPVC window to front. Door to utility.

Utility Room/Dressing Room

Currently being used as a wash room, an ideal space for a dressing room. Space for condenser tumble dryer. Worktop to one side. Electric heater. UPVC window to rear. Opening through to en-suite.

Ensuite

8' 3" x 7' 4" (2.52m x 2.24m)

Traditional style suite, low level WC, wash hand basin with chrome mixer tap and vanity cupboard, free standing bath rub with bronze mixer tap and hand shower. Extractor fan. Half wall panelling. UPVC window to rear.

Bedroom Two

11' 7" x 9' 5" (3.53m x 2.87m)

A good sized double bedroom. Electric Radiator. UPVC window to front. Door to en-suite.

Ensuite

7' 4" x 2' 11" (2.24m x 0.89m)

White low level WC, shower cubicle with chrome shower and glass shower door. Marble effect wall panels. Vinyl flooring.

Bedroom Three

8' 4" x 7' 4" (2.55m x 2.24m)

Bedroom with UPVC window overlooking the well manicured garden. Panelled recess to one side.**Hallway** Entered via a UPVC door with glass panels, a welcoming hallway. Half turning staircase to first floor with painted wooden spindles. UPVC window to side. 'Karndean' herringbone flooring. Built in understairs storage. Panelled door into cloakroom.

Cloakroom

7' 1" x 4' 1" (2.17m x 1.25m)

Modern, white low level WC with combined wash hand basin with chrome mixer tap. Concealed electric boiler. Continuation of 'Karndean' herringbone flooring.

Lounge

14' 5" x 12' 5" (4.39m x 3.78m)

A spacious family lounge. Wall mounted air conditioning/heater. UPVC window to rear. Continuation of 'Karndean' herringbone flooring. Opening through to kitchen/dining/breakfast room.

Open Plan Kitchen/Dining Room/Breakfast Room

16' 0" x 15' 5" (4.88m x 4.69m)

Appointed along one side with large island, high and low level cupboards beneath marbles worktops, Inset 1.5 bowl composite sink with black mixer tap, integrated 'MIELE' four ring induction hob, in reheated 'MIELE' oven and microwave oven/grill, integrated dishwasher and integrated fridge/freezer. Island with breakfast bar and additional low level cupboards, draws and wine fridge. Double French doors to rear. Bi-folding doors opening into the beautifully maintained garden. Karndean flooring.

First Floor

Spacious landing with seating area. UPVC window to front. Access to loft space. Doors to all rooms.

Bedroom Four

12' 4" x 10' 11" (3.76m x 3.32m)

A spacious double bedroom. Electric radiator. UPVC window to rear. Door to en-suite.

Ensuite

7' 1" x 6' 8" (2.17m x 2.04m)

Modern white suite; low level WC, wash hand basin with chrome mixer tap and vanity unit with draws, step in double shower with dual headed chrome shower and glass shower screen. Extractor fan. Tiled splashbacks and tiled flooring.

Bedroom Five

12' 1" x 10' 9" (3.69m x 3.27m)

A good sized double bedroom. Ample space for wardrobes. Radiator. UPVC window overlooking garden.

Family Bathroom

7' 7" x 7' 4" (2.30m x 2.23m)

Modern white suite; low level WC, pedestal wash hand basin with chrome mixer tap, corner shower with chrome shower and glass curved shower door. Extractor fan. Traditional style decorative radiator. Tiled walls. UPVC window to rear.

Outside

Detached Storage One

31' 1" x 14' 4" (9.47m x 4.38m)

With three windows overlooking the rear garden. Stable door access. Power and lighting.

Detached Storage Two

29' 4" x 16' 4" (8.95m x 4.97m)

With three windows looking to the rear garden. Doors to front and rear. Power and lighting. Air conditioning unit.

Detached Storage Three

19' 2" x 9' 3" (5.85m x 2.82m)

With double doors to front along with a run of obscured windows. Power and lighting.

Detached Storage Four

17' 6" x 14' 7" (5.33m x 4.44m)

With double opening timber entrance doors window to front pitch. Power and lighting. Air conditioning unit.

Additional Information

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.



FRONT GARDEN

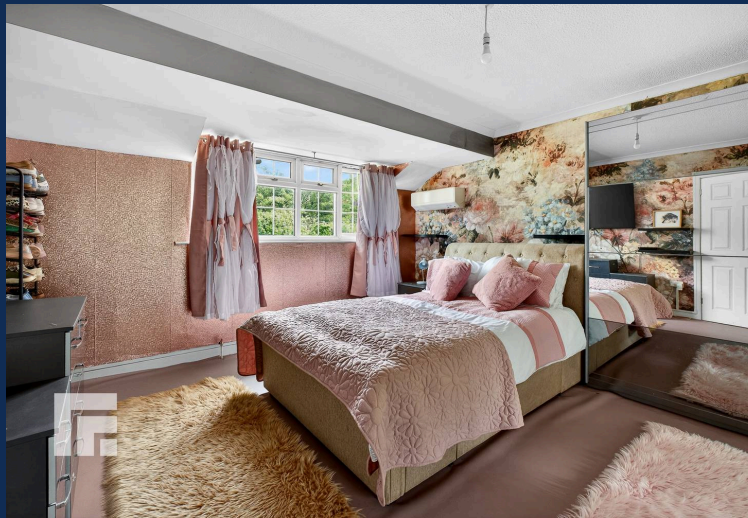
Enjoying a south westerly aspect. With large delightful lawned garden with neat beds of plants and shrubs. Keyblock paved pathways and patios. One sideways to the mature ancient woodland. To the front is a slow flow low level stream. Decked relaxation area with large timber summerhouse. Pedestrian gate and double opening timber gates leading to the driveway.

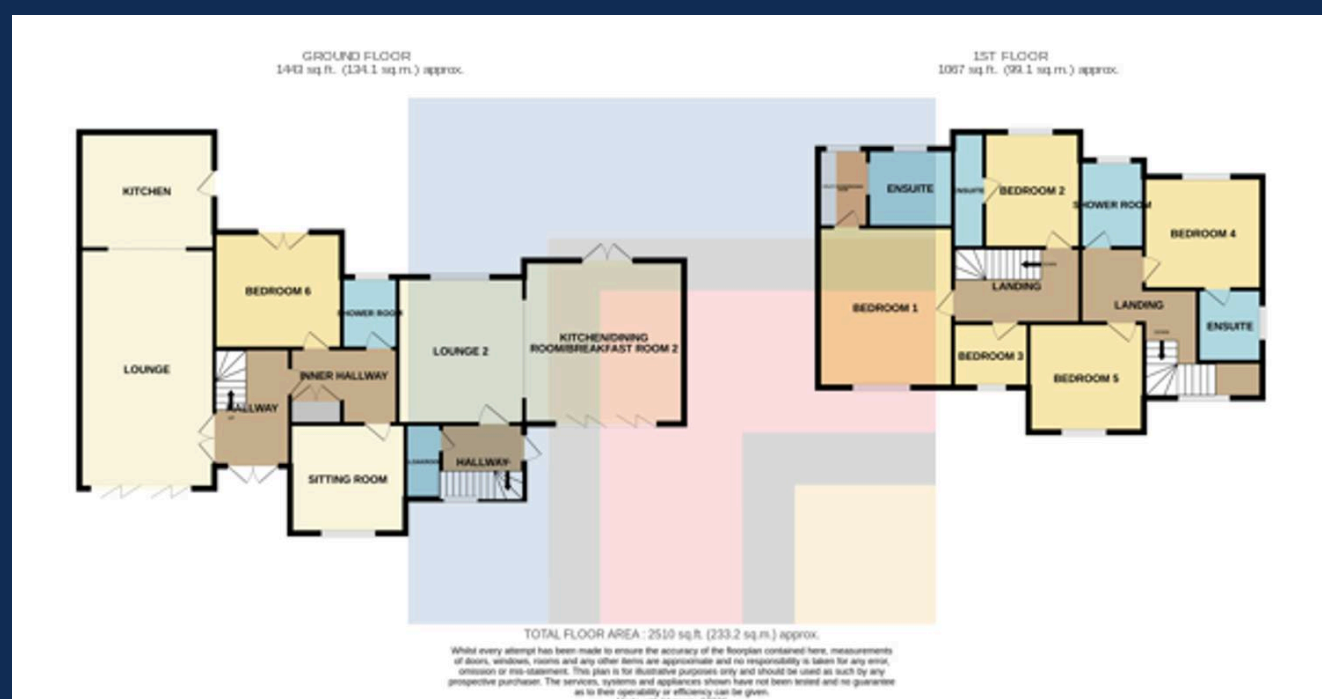
REAR GARDEN

Enclosed rear garden with areas of decorative stones and large area of artificial lawns. Access to detached storages throughout. Previously used for Dog Hotel business so offering lots of potential.

DRIVEWAY

4 Parking Spaces





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