

# Cefn Mably Park

MICHAELSTON-Y-FEDW, CARDIFF, CF3 6AA

**GUIDE PRICE £640,000**

**Hern &  
Crabtree**



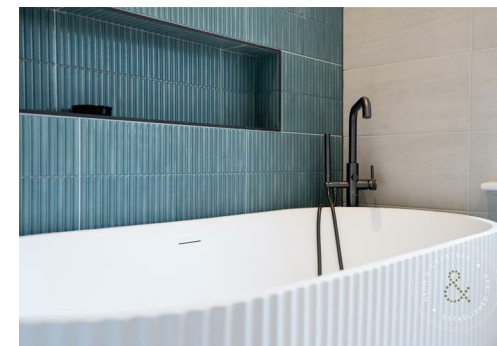
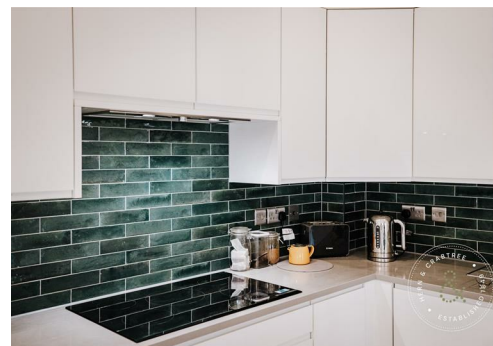
# Cefn Mably Park

Set within the peaceful surrounds of Michaelston-y-Fedw, this elegant maisonette offers a thoughtful balance of character and practicality, arranged across well-proportioned interiors that unfold with a natural sense of light and flow. From the moment of entry, the property reveals its quiet charm, with a traditional approach leading into a welcoming hall and onward to a series of refined living spaces.

The kitchen breakfast room forms the heart of the home, carefully arranged with integrated Bosch appliances and considered storage, while the adjoining reception rooms offer a more relaxed setting, each enjoying open views across the surrounding landscape. The living room in particular draws the eye outward, where rolling fields provide a gentle and ever-changing backdrop.

Two double bedrooms are arranged to maximise privacy and light, with the principal suite benefitting from its own en suite. The bathrooms are well appointed, with quality fittings and a restrained palette that complements the overall tone of the home.

Michaelston-y-Fedw is a sought-after village on the outskirts of Cardiff, known for its rural character and strong sense of community. Nearby Lisvane and Llanishen offer a range of independent shops, cafes and amenities, while excellent schooling options include Lisvane Primary and Llanishen High School. For commuters, there is convenient access to the A48 and M4, alongside regular rail services from nearby stations providing links into Cardiff city centre. Surrounding countryside and walking routes further enhance the appeal, offering a lifestyle that feels both connected and quietly removed.



# 1670.00 sq ft

## Entrance Hall

Accessed via a traditional wooden door from the inner courtyard, the entrance hall features tiled flooring, a curved ceiling, wall lighting and a radiator. Stairs rise to the first floor and there is a useful built-in storage cupboard.

## Landing

Windows overlooking the inner courtyard and additional windows to the exterior courtyard and garages allow for excellent natural light. The landing is laid with oak wood flooring and includes banister radiators, loft access hatch and a squared archway leading to a further landing area. This space also provides access to a built-in airing cupboard housing the hot water tank and electric consumer board.

## Kitchen / Breakfast Room

Traditional windows overlook the courtyard. The kitchen is fitted with a range of wall and base units with quartz worktops over, incorporating a one and a half bowl ceramic sink with drainer and pull-down spray mixer tap. Integrated appliances include a five-ring Bosch induction hob with extractor hood, Bosch double oven and grill, full-length dishwasher, fridge, freezer and washing machine. Additional features include pull-out larder cupboards, pan drawers, tiled flooring, breakfast bar, radiator and extractor fan. A gas boiler is concealed within a cupboard.

## Living Room

Feature windows offer views across the surrounding fields. This inviting room includes oak wood flooring, a coved ceiling, radiator and a gas fireplace with surround.

## Dining Room

A traditional window mirrors the style of the living room. The room includes a coved ceiling, ceiling rose, radiator and loft access hatch.

## Primary Bedroom

Dual aspect windows provide views to both the inner and outer courtyards. The room benefits from a radiator, built-in storage and access to the en suite.

## En Suite Shower Room

Window to the side. Fitted with a walk-in wet room style shower with plumbed rainfall head and separate mixer, WC

and wash basin. Additional features include tiled walls and flooring, heated towel rail, electric underfloor heating, illuminated mirror and PIR sensor lighting.

## Bedroom Two

Dual aspect windows overlook both courtyards. A double bedroom with coved ceiling, fitted sliding wardrobes, wood laminate flooring and radiator.

## Family Bathroom

Glazed window to the side. Fitted with a freestanding bath with mixer tap and shower attachment, wall-hung WC, vanity unit with sink and illuminated mirror. Finished with tiled walls, heated towel rail and extractor fan.

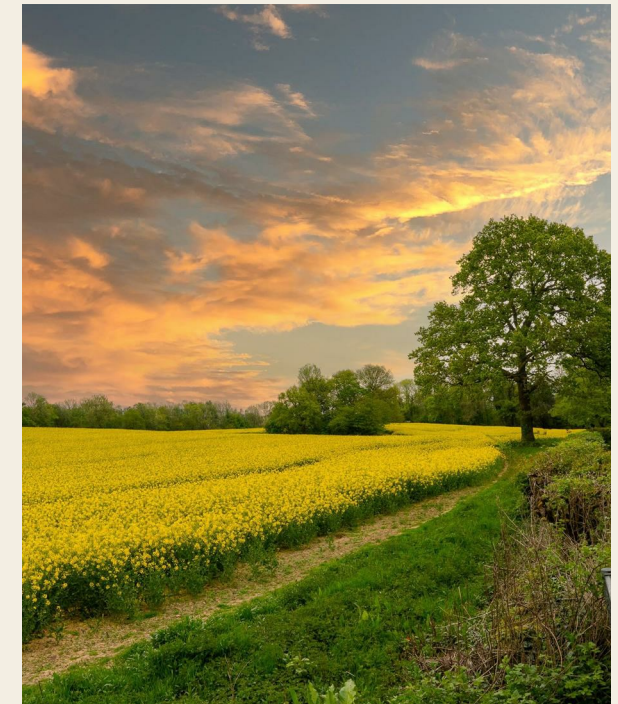
## External & Communal Areas

The property benefits from access to a communal inner courtyard, shared grounds, a communal library room and allocated parking.

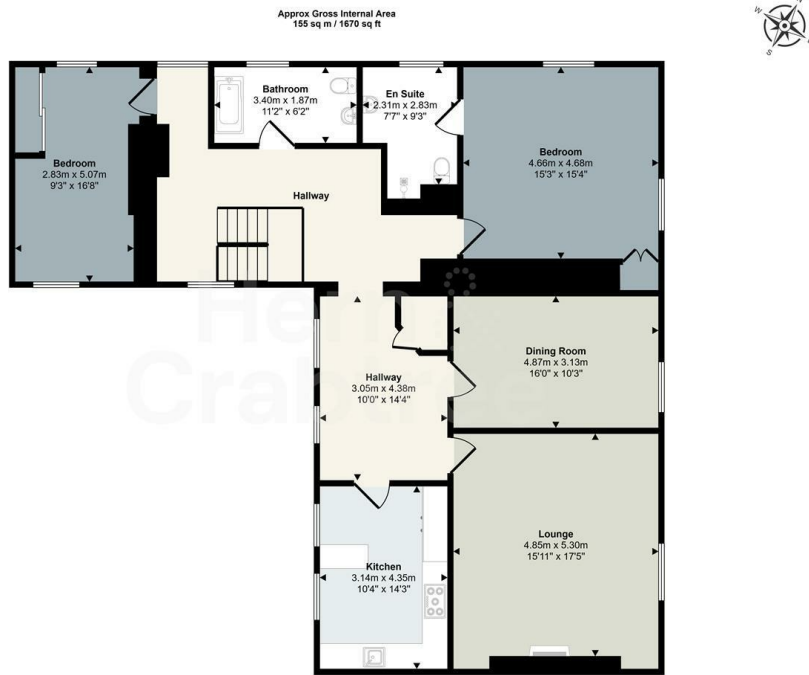
## Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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



Floorplan

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.



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

