



 5  2  1

Spring Meadow House, Michaelston Road, St. Fagans, Cardiff, CF5 6DW

Offers over £795,000

 peter  
alan

02920 397077  
victoriapark@peteralan.co.uk



A truly magnificent detached four double bedroom executive style residence, built in 1991 by Messrs Bovis Homes to a high specification, a reputable firm of national house builders, and completed with a 10-year N H B C.

This capacious family home provides 3200 square feet, and occupies a large and private distinctive corner plot, with extensive surrounding gardens, which enjoy both privacy and security, approached by newly installed fob operated electric gates with an entrance telecom system, that leads to a large private drive and a substantial double garage. Prominently located off Michelston Road in St Fagans, this imposing modern house benefits elevated outlooks that extend to distance hillside, with access close by onto the link road, enabling fast M4 access, with a host of local super stores on the doorstep including Tesco's and Marks & Spencer at Culver House Cross.

Also, within easy driving distance in Llandaff City with some of the finest private schools in South Wales including Llandaff Cathedral School and Howells. Excellent public schools are also close by including Bishop of Llandaff Church School, the newly opened Cantonian High School, a major education development costing 110 million, and the high sought-after Welsh Schools.

The property includes gas heating with panel radiators and a Worcester Boiler recently serviced by British Gas, PVC double glazed windows with pretty diamond leaded lights, CCTV camera surveillance, and a sophisticated intruder alarm.

There is also an EV electric outside charger station, a Hive smart thermostat, and recently renovated stone boundary walls providing improved kerb appeal and privacy.

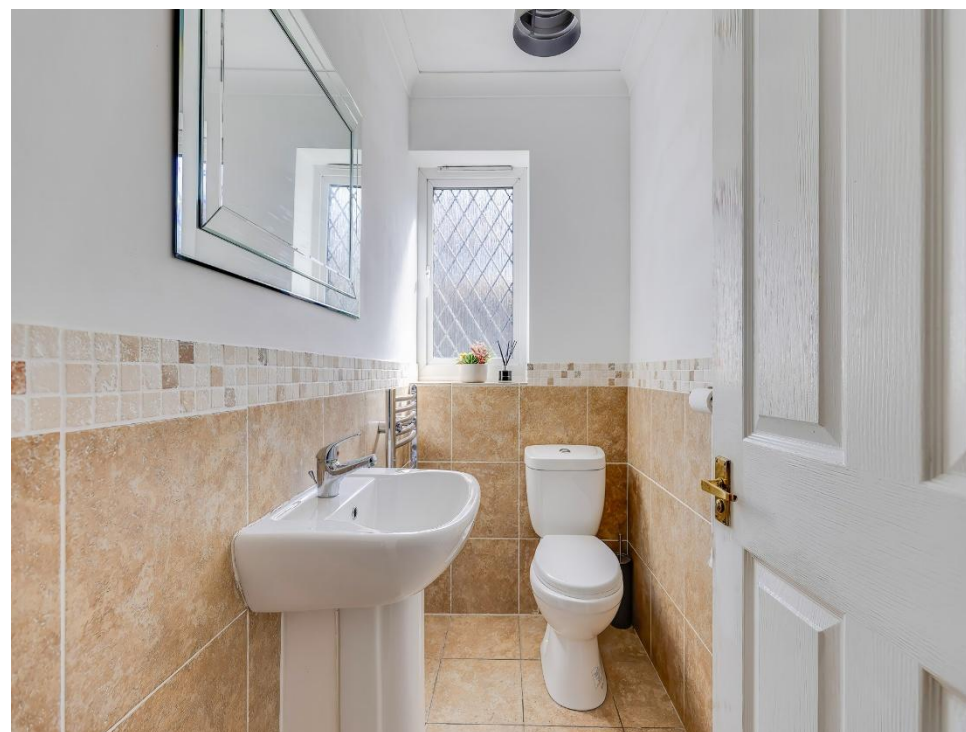
This generous forever home includes a, open fronted under cover porch, an entrance reception hall with an imposing returning spindle balustrade staircase, a downstairs cloak room, a large principal lounge (21'3 x 17'7), with French doors which open onto a sand stone sun terrace, a snug with a pretty bay window, a large formal dining room (14'7 x 11'10), a super-sized PVC double glazed sun lounge conservatory (16'4 x 21'0), an open plan kitchen and breakfast room (24'7 x 14'7) L shaped, a utility room, with a courtesy door that leads directly into the double garage (17'6 x 16'10) equipped with modern electric doors.

The first-floor accommodation comprises four very large exceptionally spacious double sized bedrooms, the master suite comprising a double bedroom (20'0 x 13'1) with a walk-in wardrobe (16'7 x 4'1), an ensuite dressing room (10'0 x 6'9), and a large ensuite bathroom with both bath and shower cubicle. The guest bedroom is a generous (18'4 x 11'9), bedroom three is a spacious (14'6 x 14'2), and even bedroom four is an enviable (10'9 x 10'5).

A very large family bathroom (10'0 x 8'3) comprises a modern white suite with both panel bath, separate shower cubicle, slimline wc, wash hand basin and a further bidet. There are fitted double wardrobes in the guest bedroom and further built in wardrobes serving both bedroom three and bedroom four each measuring an extra (5'3 x 1'10).

#### **Entrance Porch**

Open fronted undercover porchway with a block paved threshold and a pillared porchway.





### Entrance Reception Hall

13' 9" x 9' 3" ( 4.19m x 2.82m ) Approached via a traditional style panel door inset with obscure glass upper light window with seal double glazed obscure glass side screen window leading into a central hallway with wood flooring throughout, ornate coved ceiling with spotlights, radiator, useful under stair storage cloaks hanging cupboard.

### Downstairs Cloakroom

Modern white suite with part ceramic tile walls and ceramic tiled floor comprising slimline W.C, large, shaped pedestal wash hand basin with chrome mixer taps, chrome vertical towel rail/radiator, obscure glass diamond leaded PVC double glazed window to side, coved ceiling.

### Snug

11' 8" x 9' 8" (3.56m x 2.95m) Approached independently from the entrance hall via a white traditional style panel door leading to a very useful and versatile snug/home office with continuous wood flooring, splayed bay with pretty diamond leaded double-glazed windows with outlooks across the private frontage gardens and drive, double radiator, ornate coving.



### Lounge

21' 3" x 17' 7" ( 6.48m x 5.36m ) A very capacious principle reception room with stylish wood flooring throughout approached from both the dining room and separately and independently from the entrance hall, stylish electric wall mounted fire, ornate coved ceiling with spotlights, two double radiators, white PVC double glazed French doors with side screen windows open onto the large and lovely rear gardens.

### Dining Room

14' 7" x 11' 10" (4.45m x 3.61m) Approached independently from the entrance reception hall with stunning wood flooring, a large and

### Sunlounge Conservatory

21' x 16' 4" (6.40m x 4.98m )

### First Floor Landing

Approached via a returning elegant spindle balustrade carpeted staircase leading to a central landing with a large airing cupboard housing a factory insulated copper hot water cylinder with an electric immersion heater and shelving above. Coved ceiling, access to a large roof space, radiator

### Master Bedroom One

20' x 13' 1" (6.10m x 3.99m) Independently approached via a white traditional style panel door leading to a large master bedroom inset with two double-glazed diamond leaded windows with aspects to both side and rear gardens, coved ceiling, radiator.



### Walk In Wardrobe

16' 7" x 4' 1" (5.05m x 1.24m) Approached via two white traditional style panel double doors leading to a large walk-in wardrobe with extensive hanging space and storage space.

### En Suite Dressing Room

10' x 6' 9" (3.05m x 2.06m) Approached via an archway opening from the master bedroom, equipped along two sides with a full range of open fronted wardrobes including storage shelves and extensive hanging space, coved ceiling.

### En Suite Bathroom

9' 10" x 8' 6" ( 3.00m x 2.59m ) White suite with ceramic tiled floor and walls comprising large shaped corner bath with chrome mixer taps, chrome hand grip and chrome pop up waste, separate ceramic tiled shower cubicle with shower unit and glass door, bidet with chrome mixer taps and pop up waste, W.C with concealed cistern, mounted shaped wash hand basin with chrome mixer taps and pop up waste, extensive range of vanity cupboards including a wall mirror and shaver point, chrome vertical towel rail/radiator, air ventilator, obscure glass diamond leaded double glazed window to front.

### Guest Bedroom Two

18' 4" x 11' 9" (5.59m x 3.58m) Approached independently from the landing via a white traditional style panel door leading to a capacious second bedroom with two pretty diamond leaded double-glazed windows each with pleasing rear garden views, built out double wardrobe with white traditional style panel doors, coved ceiling, radiator.



### Bedroom Three

14' 6" x 14' 2" ( 4.42m x 4.32m ) A further double sized bedroom approached independently from the landing via a white traditional style panel door, equipped with a pretty diamond leaded double glazed window with outlooks across the extensive and private front gardens and drive with elevated views across St Fagans and onto distant hillside, radiator, coved ceiling, built in double wardrobe measuring 5 ft 3 x 1 ft 10.

### Bedroom Four

10' 9" x 10' 5" (3.28m x 3.17m)

Independently approached from the landing via a white traditional style panel door leading to a further double bedroom, equipped with two pretty diamond leaded double-glazed windows with elevated outlooks across the private surrounding front gardens and drive with elevated further outlooks that extend across St Fagans and onto distant hillside. Built in double wardrobe with white traditional style panel doors measuring 5 ft 3 x 1 ft 10, coved ceiling, radiator.

### Family Bathroom

10' x 8' 3" ( 3.05m x 2.51m ) White suite with ceramic tiled walls comprising panel bath with chrome mixer taps, mounted shaped wash hand basin with chrome mixer taps, slimline W.C, bidet with mixer taps and pop up waste, separate ceramic tiled corner shaped shower cubicle with Mira shower unit and shaped glass shower doors and shower screen, vertical radiator, obscure glass PVC double glazed diamond leaded window to rear, coved ceiling, air ventilator.



### Gated Entrance Drive

A newly installed and contemporary styled fob operating electric gated entrance drive that leads to a large block paved off street vehicular private parking space with ample facilities to house four to five cars.

### Double Garage

17' 6" x 16' 10" (5.33m x 5.13m) Approached by electric doors leading into a large double garage with power and light and an internal door directly opening into the utility room.

### Rear Garden

The property occupies a fine corner position with a very large and lovely private rear garden with sandstone paved sun terraces and neat lawns beyond all enclosed for privacy and security by means of high timber fencing. The gardens continue to both sides of the property, wider on one side with a stone area and timber fencing to afford privacy and security. Outside water tap, outside gate providing access to the front driveway.







02920 397077

victoriapark@peteralan.co.uk



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

