

FOR SALE

Guide Price £300,000 to £310,000 Freehold



Michaelston Road, Michaelston, Cardiff. CF5 4SY

- *** NO CHAIN *** OFFERS IN EXCESS OF £310,000 ***
- AN IMMACULATE & EXTENDED 3-BED SPACIOUS FAMILY HOME with DETACHED GARAGE
- RENOVATED & UPGRADED
- BRAND NEW FITTED KITCHEN
- LARGE SIDE EXTENSION (3rd Reception Room)
- OPEN-PLAN LIVING & DINING ROOM
- CLOAKROOM/DOWNSTAIRS W.C
- ENCLOSED FRONT & REAR GARDENS
- OFF-ROAD PARKING / DETACHED GARAGE & OUTBUILDING
- TENURE: FREEHOLD.



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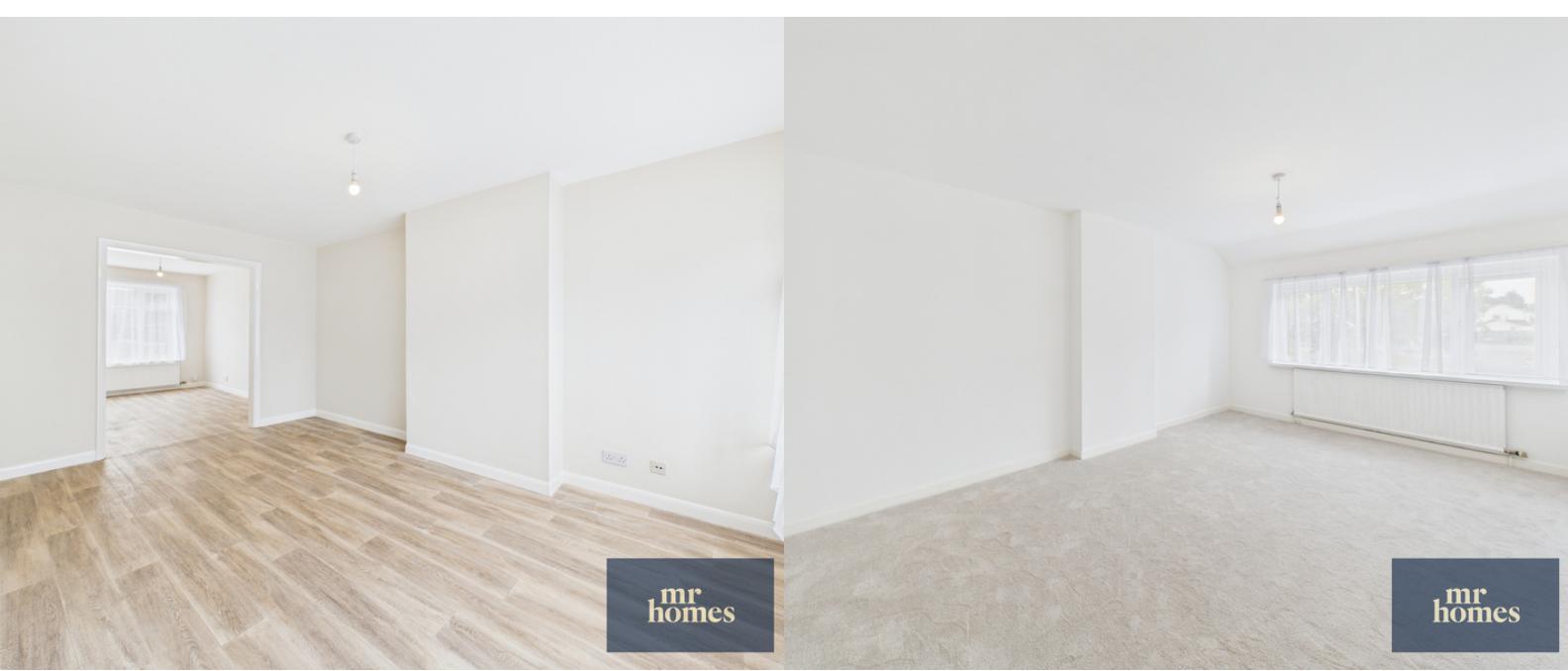
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PROPERTY DESCRIPTION

*** Guide Price: £300,000 to £310,000*** NO CHAIN! MOVE STRAIGHT INTO THIS IMMACULATE & EXTENDED 3-BED FAMILY HOME - BRAND NEW WINDOWS (MAY 2025) - BRAND NEW FLOORING THROUGHOUT - THE EXTENDED 3rd RECEPTION ROOM CAN BE USED AS A BEDROOM - OPEN-PLAN LIVING & DINING ROOM - BRAND NEW FITTED KITCHEN - CLOAKROOM/DOWNSTAIRS W.C - UPSTAIRS MODERN FAMILY BATHROOM SUITE - THE ATTIC IS INSULATED & FULLY BOARDED, HAS A LOFT LIGHT & IS ACCESSED VIA ATTACHED LADDERS - OFF-ROAD PARKING TO THE REAR LEADS TO THE DETACHED GARAGE - ATTRACTIVE & ENCLOSED FRONT GARDEN - LOCKABLE SIDE GATE ACCESS INTO THE WEST FACING REAR GARDEN with LARGE OUTBUILDING - TENURE: FREEHOLD.

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST

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ROOM DESCRIPTIONS

Front Garden (Enclosed)

Large Front Garden Enclosed With Medium Height Brick Walls, Laid To Lawn With Flowerbed Borders Both Sides Of The Pathway Leading To The Front Door, Patio Pathway Leading To Lockable Side Gate, Giving Access To Rear Garden, Wall Mounted Welcome Light With House Number Plaque.

Entrance Hallway

Entered Via uPVC Obscure D/g Door, Brand New Laminate Flooring, Radiator With Radiator Cover, Door To Understair Storage Cupboard Which Houses Electric Meter, Gas Meter And Electric RCD Consumer Unit (Fitted 20/9/2019), Doorways To Living Room, Extended 3rd Reception Room, Cloakroom/Downstairs W.c And Kitchen.

Cloakroom/Downstairs W.c.

Laminate Flooring Continued, Close Coupled W.c., Wash Hand Basin With Chrome Mixer Tap Set In Vanity Cupboard, Single Panel Radiator, uPVC Obscure D/g Window To Front.

Living Room

Brand New Vinyl Flooring, uPVC D/g Window To Front, Double Panel Radiator, Open-Plan To Dining Room.

Dining Room

Brand New Vinyl Flooring Continued, uPVC D/g Window To Rear, Double Panel Radiator.

EXTENDED 3rd Reception Room

Brand New Laminate Flooring, uPVC D/g Window To Front, Double Panel Radiator, Single Panel Radiator, 2 x Wall Mounted Lamp Lights & Matching Ceiling Light, uPVC D/g Patio Sliding Door To Rear Garden.

Kitchen - Brand New

Brand New Laminate Flooring, Matching Wall And Base Units With Soft Closing Doors And Drawers, Work Surfaces Over, Stainless Steel Sink And Drainer With Mixer Tap, Beko 4 Ring Ceramic Hob With Matching Beko Fan Assisted Electric Oven And Extractor Hood Over, Plumbed For Washing Machine, Space For Tall Fridge/Freezer, Inset Spotlights To Ceiling, uPVC D/g Windows To Side And Rear, uPVC Half Glazed D/g Door To Rear Garden.

Staircase/First Floor Landing

Brand New Quality Fitted Carpet To Stairs And Landing, Doors To Bedroom 1, Bedroom 2, Bedroom 3 And Family Bathroom, Hatch To Insulated & Boarded Loft Via Attached Ladders.

Bedroom 1

Brand New Quality Fitted Carpet, uPVC D/g Window To Front, Single Panel Radiator.

Bedroom 2

Brand New Quality Fitted Carpet, uPVC D/g Window To Rear, Single Panel Radiator.

Bedroom 3

Brand New Quality Fitted Carpet, uPVC D/g Window To Front, Single Panel Radiator, Fitted Wardrobe With Hanging Rail, Fitted Cupboard With Fixed Shelving.

Family Bathroom

Vinyl Flooring, Panel Bath With Hot And Cold Taps Over, Electric Shower Over Bath, Glass Shower Screen, Wash Hand Basin With Chrome Mixer Tap Set In Vanity Cupboard With Doors And Drawers, Close Coupled W.c., Fully Tiled Walls Except For Around Bath Where It Has Wall Panels, Single Panel Radiator. Wall Mounted Mirror And Shaver Point Over, Ceiling Mounted Electric Primeline Extractor Fan, uPVC Obscure D/g Window To Rear, Door To Airing Cupboard Which Has Slat Shelving And Houses Vaillant EcoTEC pro 28 Combi Boiler.

ENCLOSED Rear Garden

Enclosed Rear Garden, West Facing, Patio To Laid Lawn with Soil Borders, Outside Tap, Outside Sensor Light, Pathway to Front Lockable Gate, Lockable Rear Gate Accessing Rear To Access The Garage, Door Into Garage And Door Into Large Brick Outbuilding.

Brick Built Outbuilding

Door Into Outbuilding, Windows To Sides And Rear.

Driveway

Off Road Private Driveway In Front Of Garage.

Detached Garage

Detached Garage, Up And Over Door, Pitched Roof, Power And Lighting, Window To Rear, Door Into Rear Garden.



Council Tax: Band D

N/A

Parking Types: Off Street. Rear.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Level access.

EPC Rating: D (63)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

Mobile Signal

4G excellent data and voice, 5G great

Construction Type

Floor: Solid, no insulation (assumed)

Roof: Pitched, limited insulation (assumed)

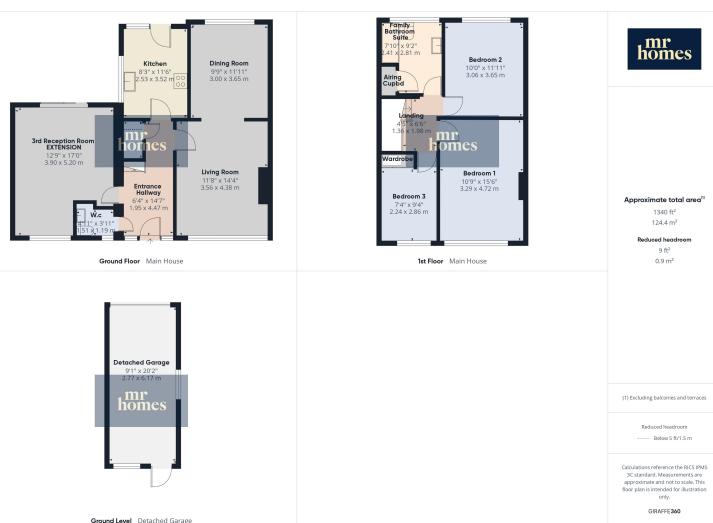
Walls: Cavity wall, filled cavity

Windows: Fully double glazed

Lighting: Low energy lighting in 60% of fixed outlets



FLOORPLAN & EPC



Energy Efficiency Rating

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	76
(39-54)	E	63
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

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