

**MICHAELSTON ROAD**  
**ST. FAGANS**  
**CARDIFF CF5 6EN**

ASKING PRICE OF  
**£750,000**



**DETACHED PROPERTY**



**4**



**3**



**3**



**3**

**\*\* FOUR BEDROOM DETACHED COTTAGE  
AMONGST 0.4 ACRES \*\* WELL  
PRESENTED \*\* DOUBLE GARAGE \*\***

Situated amongst 0.4 acres (0.16 ha) of beautiful gardens is this historic four bedroom detached stone cottage, believed to be part of the original Medieval Court House. Retaining many traditional features with three reception rooms including sitting room/snug, L-shaped lounge, dining room, kitchen/breakfast room, utility room and shower room/WC to the ground floor. Upstairs are four bedrooms including principle bedroom with modern en-suite, plus the family bathroom. Garden and parking area fronting the property with driveway to side leading to gated parking area and detached double garage. Fantastic mature rear garden with views beyond. EPC: E

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: I**

**FLOOR AREA APPROX: 2,415 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

**LOCATION**

Court Cottages is part of the village of St. Fagans, located to the south of the River Ely, and is within particularly easy reach of Culverhouse Cross and the wider Vale, the M4 at Junction 33 Cardiff City Centre and Cowbridge, some 10 miles away.

**ENTRANCE PORCH**

9' 1" x 4' 1" (2.77m x 1.26m)

Entered via wooden stable door to side, double glazed window to front, flagstone flooring, door to hallway.

**HALLWAY**

12' 4" x 8' 3" (3.78m x 2.52m)

Continuation of flagstone flooring, staircase leading to first floor, door's leading to sitting room/snug, kitchen/breakfast room and lounge. Radiator.

**SITTING ROOM/SNUG**

13' 3" x 12' 4" (4.06m x 3.77m)

Double glazed window to front with window seat. Feature gas fireplace. Beamed ceiling. Flag stone flooring. Radiator. Currently used as a sitting room, this versatile space could be used as a study or playroom.

**LOUNGE**

20' 0" x 19' 6" (6.11m x 5.95m)

An L-Shaped lounge with feature bay fronted window and window seat overlooking the front garden. Feature open fireplace with wooden mantle and slate hearth. Door to dining room. Two radiators.

**DINING ROOM**

23' 11" x 10' 8" (7.30m x 3.27m)

A good sized dining room with double doors open to the rear patio area and double glazed window to side. Radiator. Door leading to kitchen/breakfast room.

**KITCHEN/BREAKFAST ROOM**

23' 10" x 11' 0" (7.28m x 3.37m)

A sizeable kitchen/breakfast room including a range of base and eye level units with complementary marble work surfaces. Space for fridge freezer, plumbing for dish washer, 'Smeg' electric rangemaster cooker to remain. Tiled splash backs. Wood flooring. Two double glazed windows to rear plus window and side door to garden. Radiator. Door to utility room.

**UTILITY ROOM**

9' 1" x 6' 7" (2.79m x 2.01m)

Double glazed window to rear, units with sink, plumbing for washing machine, wall mounted gas central heating boiler. Tiled flooring and splash backs. Door leading to shower room.

**SHOWER ROOM**

6' 5" x 4' 10" (1.96m x 1.49m)

White suite with low level WC, wash hand basin and shower cubicle. Tiled splash backs and flooring. Ladder radiator.

**FIRST FLOOR**

**LANDING**

A large landing area with latch, wooden doors to four bedrooms and the family bathroom. Two spacious storage cupboards. Loft access.

**BEDROOM ONE**

17' 10" x 9' 5" (5.44m x 2.88m)

A good sized principal bedroom, fitted wardrobes to one side wall, double glazed window to front, radiator, door to en-suite.



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## EN-SUITE

Large ensuite with modern white suite including low level WC, free-standing bath, wash hand basin with vanity, shower cubicle, tiled flooring, full wall tiling, velux window, heated towel rail.

## BEDROOM TWO

17' 1" x 9' 1" (5.22m x 2.79m)

A second double bedroom, built in wardrobes, double glazed window to front aspect. Radiator.

## BEDROOM THREE

12' 6" x 9' 11" (3.83m x 3.04m)

A third double bedroom, fitted wardrobes, double glazed window to rear with fantastic views. Radiator.

## BEDROOM FOUR

12' 0" x 6' 9" (3.68m x 2.06m)

A good sized fourth bedroom, double glazed windows to rear with stunning views. Radiator. Loft Access.

## FAMILY BATHROOM

9' 1" x 6' 8" (2.78m x 2.05m)

Fitted with a low level WC, pedestal wash hand basin and panelled bath with shower over. Part tiled walls. Exposed wooden floorboards. Radiator. Double glazed window to rear.

## OUTSIDE

### REAR GARDEN

Extensive, well presented rear and side gardens, mainly laid to lawn with paved patio areas. Landscaped with shrubs and mature hedge borders. Vegetable patch, twin greenhouses, feature pond. Boundary wall and fence. Outside tap.

### DOUBLE GARAGE

19' 4"max x 16' 4"max (5.9m x 5.0m)

Double Garage with up and over doors. Power. Lighting. Eaves Storage.



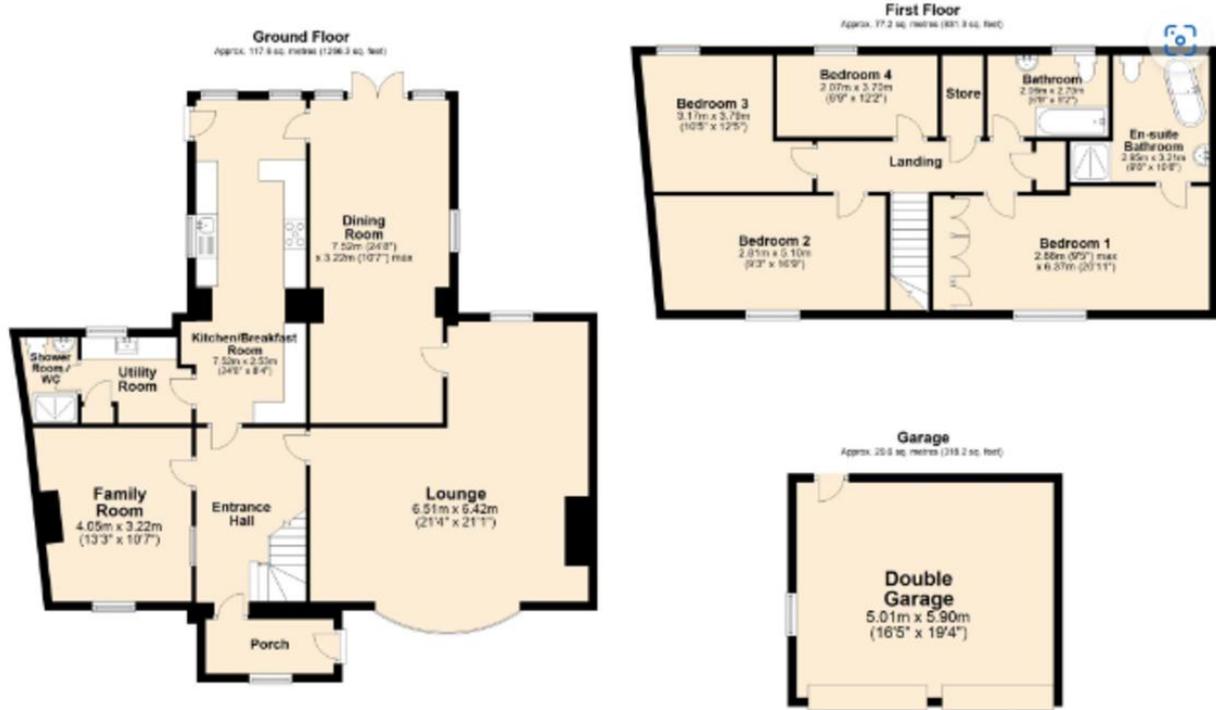
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Total area: approx. 224.4 sq. metres (2415.8 sq. feet)

Plan produced by Watts & Hoggan LLP.  
Plan produced using PlanIt.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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