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homes

## Great House Farm Development, Michaelston Road, St. Fagans, Cardiff. CF5 6FL

- Extended Detached Eco Bungalow – 1,260 sq ft
- Largest Pond-Side Plot at Great House Farm (0.13 acres)
- Garden Room – Third Bedroom, Study or Second Sitting Room
- 27ft Open Plan Living & Dining Room
- South-Facing Wrap Around Gardens Overlooking the Pond
- Step-Free Living – Level Access, Wide Doors & Wet Room
- Sigma 3 Kitchen with Neff Appliances
- Solar Panels, Battery Storage & NIBE Heat Pump
- Driveway for Two Cars with Electric Car Charging Point
- EPC – A



## PROPERTY DESCRIPTION

A beautifully extended detached eco bungalow, set on the largest pond-side plot at the award-winning Great House Farm development in St Fagans.

Built in 2021, No. 13 offers far more than a standard two-bedroom bungalow. In 2022 the original homebuilders added a garden room extension, finished to the same high standard as the rest of the home. This brings the total to 1,260 sq ft, all on one level, with the benefit of the remaining builder's warranty.

The heart of the home is a 27ft open plan living and dining room, flooded with light from wide glazed doors and a large rooflight.

The garden room is a wonderfully flexible space. It can be used as a third bedroom for visiting family, a study or home office, a hobby room or a second sitting room. With underfloor heating, rooflights and sliding doors opening straight onto the garden, it's a bright, comfortable room all year round.

Designed for easy living, the home has level access throughout, wider doorways and a walk-in wet room – ideal for comfortable long-term single-storey living.

Energy costs are exceptionally low thanks to solar panels with battery storage, a NIBE heat pump with heat recovery, triple glazing and underfloor heating in every room.

Outside, landscaped south-facing gardens wrap around the home and look over the pond, with covered and pergola seating areas to enjoy the peaceful setting and wildlife.

St Fagans is a sought-after conservation village, home to the National Museum of History and surrounded by countryside walks. Cardiff city centre is around 5 miles away, the M4 is easily reached via the A4232, and Culverhouse Cross offers a wide range of shops including Tesco Extra and Marks & Spencer.



## ROOM DESCRIPTIONS

### Entrance Porch – 3.63m x 1.50m (11'11" x 4'11")

Distinctive glass-box porch leading into the home.

### Open Plan Living & Dining Room – 8.41m x 5.05m (27'7" x 16'7")

Bright open plan space with wide glazed doors to the garden, large rooflight over the dining area and underfloor heating.

### Kitchen – 2.49m x 2.36m (8'2" x 7'9")

Bespoke Sigma 3 kitchen with quartz worktops, breakfast bar and integrated Neff appliances.

### Garden Room / Bedroom Three / Study – 5.05m x 3.23m (16'7" x 10'7")

Added in 2022 by the original homebuilders to the same specification as the main house, with extensive glazing, rooflights, underfloor heating and large Rationel aluminium sliding doors onto the garden. A versatile room suitable as a third bedroom, study, home office, hobby room or second sitting room.

### Bedroom One – 4.39m x 3.56m (14'5" x 11'8")

Double bedroom with Sharps mirrored fitted wardrobes (measured to the back of the wardrobes).

### Bedroom Two – 4.37m x 3.12m (14'4" x 10'3")

Double bedroom with Sharps mirrored fitted wardrobes (measured to the back of the wardrobes).

### Bathroom – 3.12m x 1.75m (10'3" x 5'9")

Modern bathroom finished with Porcelanosa tiling and sanitaryware.

### Shower Room – 2.44m x 2.36m (8'0" x 7'9")

Walk-in, level-access wet room finished in Porcelanosa.

### Store Room – 1.40m x 1.35m (4'7" x 4'5")

Useful internal storage.

### Outside

South-facing landscaped gardens wrapping around the home and overlooking the pond, with a covered seating area, pergola seating area and garden shed (3.05m x 1.75m / 10'0" x 5'9").

### Front

Private driveway with parking for two cars and a myenergi Zappi electric car charging point.

### Additional Information

Triple glazed Rationel windows and underfloor heating throughout. Solar panels with home battery storage, NIBE F470 exhaust air heat pump with heat recovery ventilation. Remaining builder's warranty. Ultrafast broadband available.

### Outside Front - Lockable Side Gate Access to Rear Gardens & Pond

### Tenure

Freehold | Council Tax Band F | EPC A | Very



**Council Tax:** Band F

**Council Tax:** Rate £2,908.00

**Parking Types:** Driveway. EV Charging. Off Street. Private.

**Heating Sources:** Air Source Heat Pump. Eco-Friendly. Electric. Solar Photovoltaic Thermal. Underfloor Heating.

**Electricity Supply:** Solar PV Panels.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** Level access. Level access shower. Step free access. Wet room. Wide doorways.

**EPC Rating:** A (103)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:** None.

**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



