



1 St. Michaels Close, Michaelston-Le-Pit, CF64 4HF

£450,000

BRINSONS & BIRT

67 High Street, Cowbridge, Vale of Glamorgan, CF71 7AF
T: 01446 771 777 E: cowbridge@brinsons.co.uk

BRINSONS & BIRT

Traditional semi-detached house, stylishly extended and appointed to now provide three living rooms, quality kitchen, four bedrooms, two luxury bathrooms in this highly regarded small hamlet close to Cardiff yet delightfully rural. Large garden enjoying lovely southerly countryside views.



Accommodation

Ground Floor

Entrance Porch

Fully enclosed. Storm door. Quarry tiled floor. Coat hanging space.

Entrance Hall

Patterned quarry tiled floor. Dog-leg stairway. Understairs cupboard.

Cloakroom/Shower Room

Suite comprising low level WC and contemporary wash hand basin with cupboard under. Walk-in shower with glazed side panel and Redring shower. Travertine style tiling to floor and walls. Wall mounted chrome radiator/towel rail.

Sitting Room 13' x 9'6" max (3.96m x 2.90m max)

Wonderful views over the garden and countryside beyond via double french doors leading out to the large terrace. Boarded floor.

Living Room 14' x 14' narrowing to 11' (4.27m x 4.27m narrowing to 3.35m)

Big picture window enjoying countryside and garden views. Oak framed glazed double doors to sitting room flanked by glazed panels to floor level. Boarded floor. Villager cast-iron wood burning stove set on brick hearth in brick lined fireplace with timber mantle. Shelved recess to side.

Dining Room 17' x 9'3" (5.18m x 2.82m)

End wall almost entirely in glass enjoying countryside views with french doors leading out to southerly terrace. Side window to floor overlooking terrace. Further window to side. Inset ceiling lighting. Slate tiled floor. Open plan L shape with kitchen.

Kitchen 19'6" x 8' (5.94m x 2.44m)

Well fitted with a range of oak style wall and base units with granite effect work surfaces and tiled splashbacks. Features include built under AEG dishwasher with decor panel, Franke stainless steel single drainer sink unit, space and plumbing for washing machine, AEG Competence built under oven finished in stainless steel, matching four ring gas (LPG) hob with filter

over set in glazed arched canopy, built in fridge/freezer with decor panel, range of matching wall cupboards including glazed display case. Breakfast bar divide to dining room with wine rack built in. Shelved understairs cupboard. Rayburn oil-fired range finished in Royal Blue. Slate tiled floor to match dining room. Inset ceiling lighting. Two windows overlooking front garden. UPVC half glazed storm doorway to side.

First Floor

Landing

Dog leg traditional stairway from entrance hall. Window overlooking front. Store cupboard. Fold down ladder to boarded roof space with electric light. Shelved airing cupboard.

Master Suite Bedroom One 16' x 9'3" (4.88m x 2.82m)

End wall all glass with french doors out to balcony and garden/countryside views. Opaque glazed side window.

Master Suite Balcony 10' x 4' (3.05m x 1.22m)

Wonderful views. Pitched roof over set on timber pillars with inset ceiling lighting set into boarded ceiling. Timber rails

Master Suite Bathroom One

Luxury suite in white comprising Roca pedestal wash hand basin, low level WC with concealed cistern, wall to wall oversized shower cubicle with Bristan hand shower and rain head shower. Travertine style tiling to floor and walls. Inset ceiling lighting. Extractor. Opaque glazed window.

Bedroom Two 13'6" x 11'3" max (4.11m x 3.43m max)

Countryside views. Boarded floor. Cast iron bedroom fireplace.

Bedroom Three 11'9" x 9'3" (3.58m x 2.82m)

Boarded floor. Countryside views.

Bedroom Four 10'3" x 8' (3.12m x 2.44m)

Countryside views. Flush fitted wardrobes.

Bathroom Two

Luxury suite in white comprising Roca low level WC, pedestal wash hand basin, panelled bath with mixer and hand shower,

chrome radiator/towel rail, travertine style tiled floor and walls. Opaque glazed window.

Outside

Village green with trees to front, principally to grass and maintained by the council. Tarmac pathway from on road parking. Front garden laid to cotswold gravel and hedge to paved shrubbery. Gated side entrance. Paved terrace to rear (around 22' x 13' and 16' x 9') with access directly from dining room and sitting room. Southerly garden principally lawned with stone set pathways and densely stocked borders. TIMBER SHED (9'6" x 8') with pitched roof, windows, electric light and power. Steps in crushed slate to middle garden with paved terrace with LOGGIA (about 18' x 7'). Further terrace laid to cotswold microgravel with interspersed flagstones and ground plants. Lower garden tiered with vegetable gardens. Greenhouse. Timber shed with storage. Backs onto woodland.

Services

Mains water, electricity and drainage. Rayburn in conjunction with fitted and owned solar panels, heats hot water and towel rail in Bathroom. Feed in tariff to owner from solar panels (details available). Villager wood burner heating radiators in bedrooms two and four. Double glazed.

Planning

There is lapsed planning permission to further extend.

Directions

From the link road which goes from junction 33 of the M4 (Cardiff West Services) into Cardiff Bay turn off at the second intersection which is the first intersection after Culverhouse Cross. This is a large roundabout complex and essentially you want to take the turning that will take you underneath the link road onto the B4267 in the direction of Leckwith/Dinas Powys. About half a mile after the top of the hill there is a fork to the right hand side called the Pen-y-Turnpike Road signposted Dinas Powys. Follow this road and you will see a signpost right to Michaelston Le Pit. Proceed into the Hamlet as far as the telephone box and the property is on your left hand side.

67 High Street, Cowbridge, Vale of Glamorgan, CF71 7AF

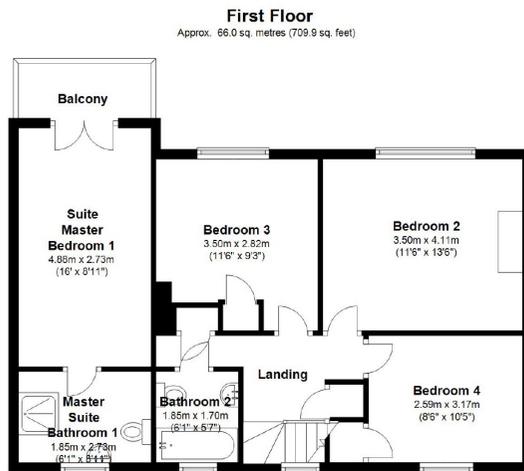
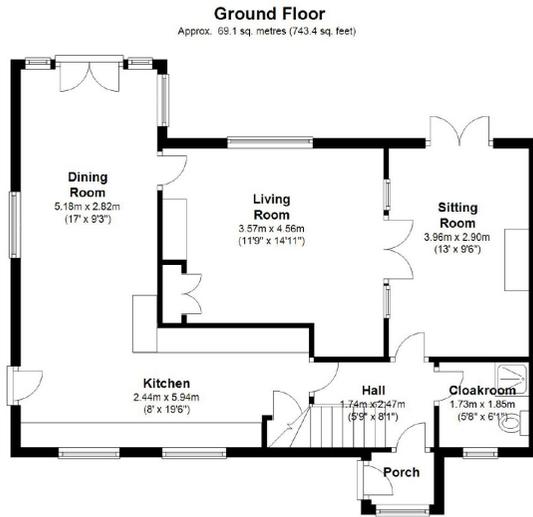
T: 01446 771 777

E: cowbridge@brinsons.co.uk

BRINSONS & BIRT







Total area: approx. 135.0 sq. metres (1453.3 sq. feet)



BRINSONS & BIRT

67 High Street, Cowbridge, Vale of Glamorgan, CF71 7AF
T: 01446 771 777
E: cowbridge@brinsons.co.uk



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

