

# Michaelston Road

MICHAELSTON, CARDIFF, CF5 4SX

GUIDE PRICE £310,000

**Hern &  
Crabtree**



# Michaelston Road

This beautifully presented three-bedroom end-of-terrace house has been completely transformed to create an exceptional family home, ready for its next owners to move straight in and enjoy.

Stylish and thoughtfully designed throughout, the heart of the home is the impressive open-plan kitchen/diner. Featuring a central island and bi-folding doors that open onto the beautifully landscaped rear garden, this space is perfect for modern family living and effortless entertaining.

The ground floor accommodation comprises a welcoming entrance hall, cloakroom, spacious lounge, and the stunning open-plan kitchen/diner.

Upstairs, the first floor offers three well-proportioned bedrooms and a contemporary family bathroom suite, finished to a high standard.

The rear garden has been superbly transformed, creating a fantastic outdoor space complete with a dedicated BBQ area at the top — ideal for entertaining friends and family during the warmer months.

Michaelston Road is perfectly placed close to Culverhouse Cross which offers excellent M4 and A4050 links to the city centre along with good public transport routes on hand. There is a large retail park nearby including Tesco Extra, B&Q and Marks & Spencer. Internal viewings are an absolute must!



**982.00 sq ft**

### Entrance

Entered a pvc door into the entrance hall.

### Hallway

Parquet flooring. Radiator. Stairs to the first floor with understairs storage.

### Cloakroom

Obscure doubler glazed window to the front. W/c and wash hand basin. Heated towel rail. Tiled floor.

### Living Room

Double glazed window to the front. Radiator. Coved ceiling. Parquet flooring. Feature media wall with shelving.

### Kitchen/Dining Room

Double glazed window to the rear. Bi fold door leading out to the rear garden. Two Radiators. The kitchen is fitted with wall and base units and marble worksurfaces. Island with a four ring integrated hob. Integrated oven, grill and microwave. Stainless steel sink and etched drainer. Integrated wine cooler, fridge and freezer. Space and plumbing for a washing machine. Tiled floor with underfloor heating in the kitchen.

### FIRST FLOOR

Stairs from the entrance hall.

### Landing

Loft access hatch. Storage cupboard.

### Bedroom One

Double glazed window to the front. Radiator. Built in wardrobe.

### Bedroom Two

Double glazed window to the rear. Radiator.

### Bedroom Three

Double glazed window to the front. Radiator.

### Bathroom

Obscure double glazed window to the rear. Bath with shower plumbed over, w/c and wash hand basin. Tiled walls and floor. Heated towel rail.

### OUTSIDE

### Front

Path to the front door. Slate chippings.

### Rear Garden

Enclosed with timber frame fencing. Landscaped rear garden with a sitting area. Steps up to an Astro turf lawn. Further steps to another sitting area. Built in Bbq and a wooden sitting area. Cold water tap.

### Garage

Single garage in part of a block with up and over door.

### Disclaimer

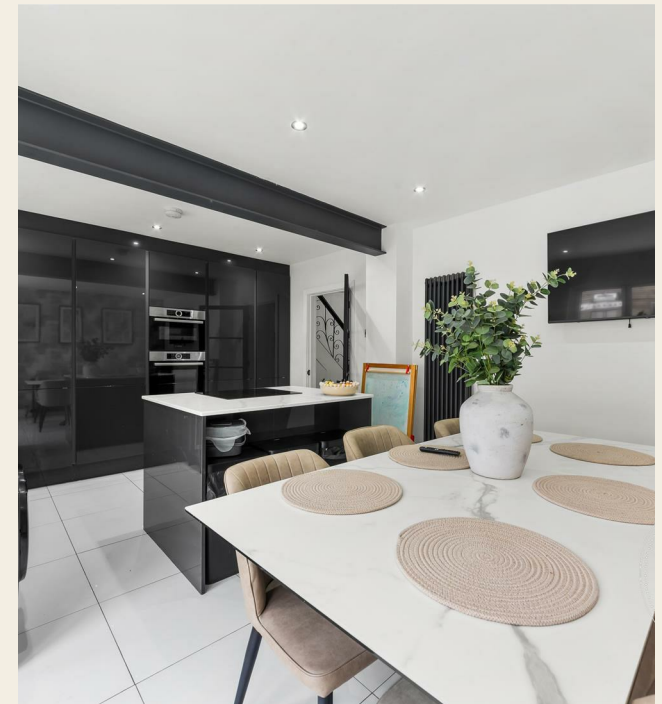
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

### Additional Information

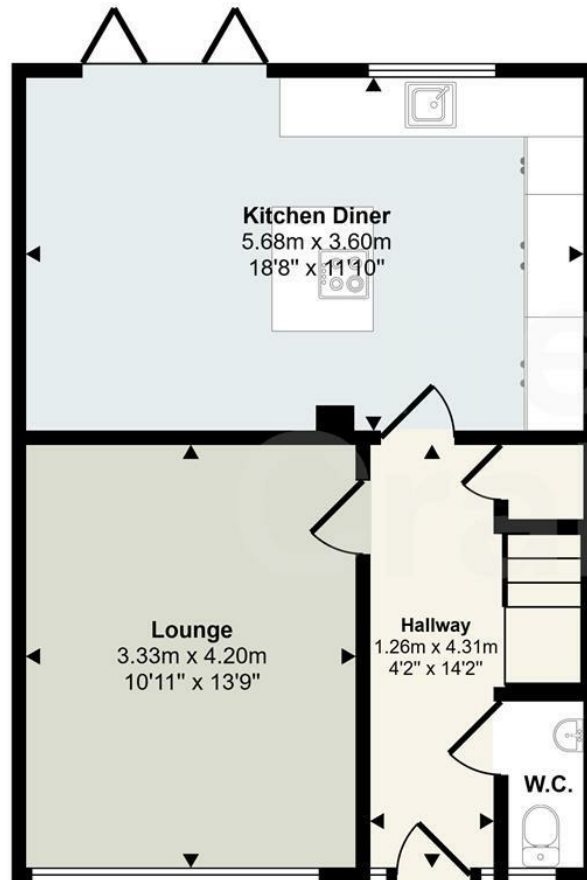
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Council Tax - D

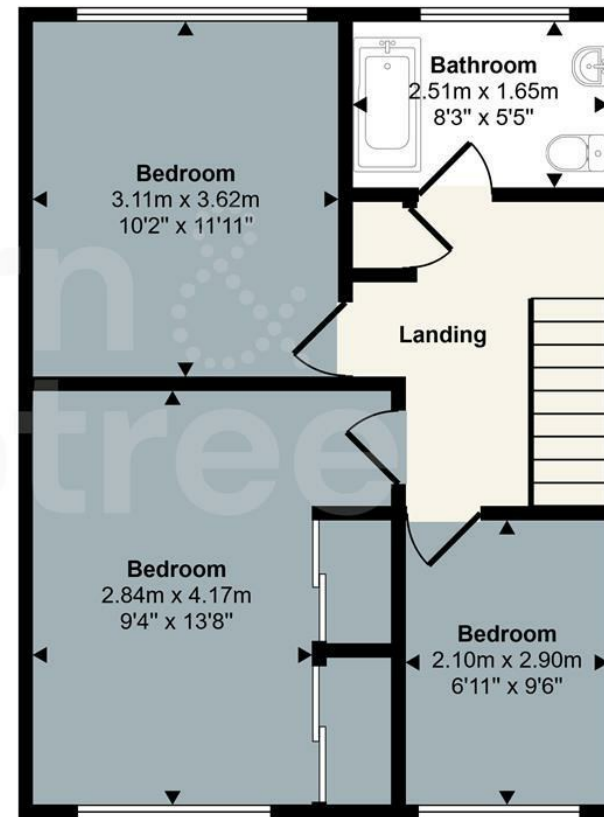




Approx Gross Internal Area  
91 sq m / 982 sq ft



Ground Floor  
Approx 45 sq m / 483 sq ft



First Floor  
Approx 46 sq m / 499 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 84                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   | 58      |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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