



A GROUND FLOOR APARTMENT IN AN EXCLUSIVE PARKLAND DEVELOPMENT

1 CEFN MABLY, MICHAELSTON-Y-FEDW,
CARDIFF, CF3 6AA



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Located in a highly sought after development ♦ Beautiful communal grounds with countryside views ♦ Step-free access ♦ Garage with additional parking ♦ Being offered with no onward chain ♦ EPC rating = E

Situation

Cefn Mably Country Park is an exclusive yet conveniently located select development, set in approximately 15 acres, just 6 miles outside of the capital City. It offers easy access to the M4 motorway via the residents' private entrance at junction 30, facilitating access to both Bristol and London.

History

Cefn Mably House is steeped in history, originally the seat of the Kemeys family until the early 20th century. The Grade II Listed property was redeveloped about 14 years ago into 13 luxury apartments. Due to the listing most of the original features have been restored to provide elegant luxurious apartments in an unique parkland setting.

Description

Apartment 1 Cefn Mably is a ground floor apartment. Entered through a courtyard, the entrance hall is substantial, with airing cupboard housing the hot water tank. The formal living room has fitted carpet, coving, window to the rear, French doors opening onto a paved patio area. There is also a feature gas fireplace with stone mantelpiece. The dining room has fitted carpet, coving and a windows to the rear.

The kitchen has tiled floor and the cupboard are hardwood with granite worktops. Integrated appliances include a fridge/freezer, double oven, microwave, gas hob with extractor over, 1 ½ bowl sink and drainer with waste disposal.

The master bedroom has fitted carpet, coving and window to the side. There is an en suite shower room has ceramic tiled floor and suite comprising wash hand basin, wc and shower.

Bedroom 2 is an excellent size with fitted carpet, coving and window to the side.



The bathroom has a suite comprising corner bath, vanity wash hand basin and wc.

Further benefits include a gated area where the garage can be found, with an additional parking space in front.

Directions

Exiting the M4 motorway at junction 30 (Cardiff Gate), take the exit signposted for Draethen & Rudry, and the gates to Cefn Mably Country Park will be seen directly ahead. There is also an entrance on Began Road, Old St Mellons (CF3 6LP).

Tenure:

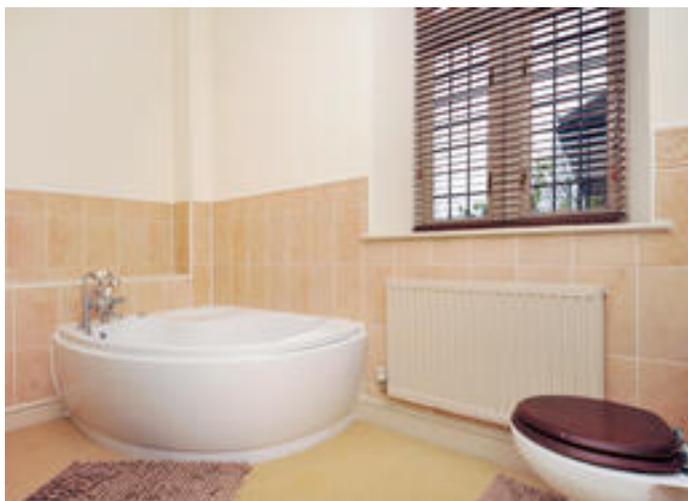
Leasehold

Local Authority:

Caerphilly

Viewing:

Strictly by appointment with Savills

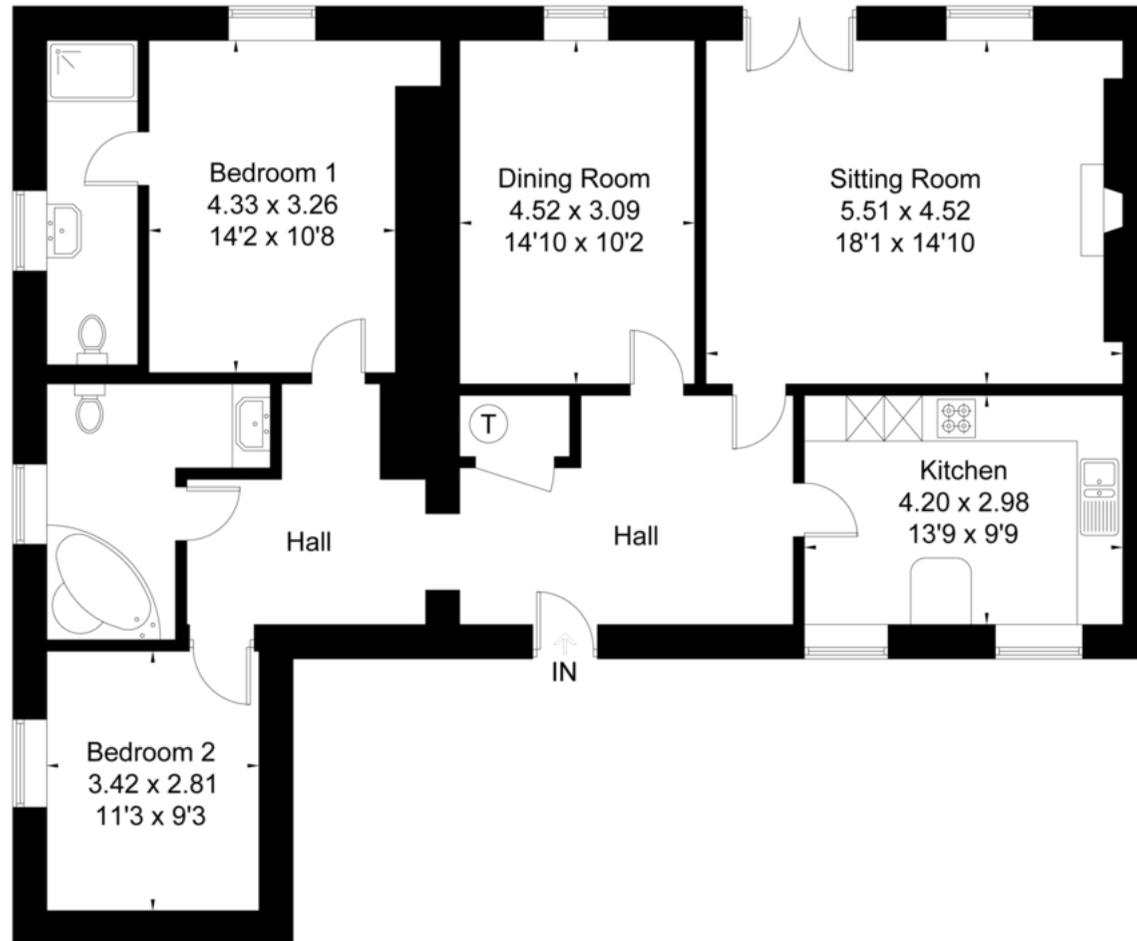


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Gross Internal Area (approx) = 119.8 sq m / 1289 sq ft

For identification only. Not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	57
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	