

5 CEFN MABLY PARK

MICHAELSTON-Y-FEDW • CARDIFF



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MICHAELSTON-Y-FEDW • CARDIFF
CF3 6AA

*A splendid ground floor apartment in an
important country house*

Sitting room/dining room • Kitchen area

Two bedrooms • Bathroom

Separate WC • Hall

Communal gardens and grounds

Garage • Parking

M4 (J30) $\frac{3}{4}$ of a mile • Cardiff City Centre 6 miles
(All distances are approximate)



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





Situation



Cefn Mably is situated to the north east of Cardiff with lovely views looking down towards the Bristol Channel.



The M4 (J30) is at the bottom of the long drive, whilst Cardiff City Centre is a short distance, as is Central Station and the International Airport at Rhoose.



There are three golf courses close by; glorious walks through the surrounding countryside and Cardiff has all the facilities one would expect of an important national capital.

The property

Cefn Mably was the ancient seat of the Kemeys family, though the present building dates from the late 16th Century. Later additions came in the following century and after 1709 when Sir Charles Kemeys extensively remodelled the house in the Queen Ann style. Further works continued through to the 20th Century. In the early 1920s Cefn Mably became a hospital though had a period remaining empty and decaying about 20 years ago when the extensive conversion and regeneration was completed.

The buildings sit in a commanding position approached by long front and rear private drives. 5 Cefn Mably is a ground floor apartment in one of the central aspects of the house, with lovely views out to the south-east. Internally it is dominated by the impressive sitting/dining room and the whole apartment is laid out in an open-plan style. There is a good kitchen with all the expected fittings, which equally applies to the bathroom and separate WC. There are two bedrooms off the hall.

Gardens and grounds

The property has access to 3 acres of communal gardens, the majority of which are south-facing and a delight in the summer.

Parking

There is a private garage and an additional parking space, with separate Residents Parking available for guests.

Services

Mains water and electricity. LPG gas. Communal drainage system. Gas-fired central heating.

The management fee for communal areas and the shared driveways is £3,000 per annum.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted curtains, light fittings, etc., are specifically excluded but may be made available by separate negotiation.

Wayleaves easements and rights of way

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

Tenure

Freehold.

Local authority

Caerphilly Council.
Council tax band H.

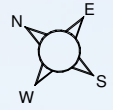
Viewings

Strictly by prior appointment with the joint agents.

Directions (CF3 6AA)

The simplest approach is from just north of J30 where there is a security gate and up a long drive around to the side of the mansion. We suggest you park in front of garage No 5.

Michaelston-y-Fedw, Cardiff APPROXIMATE GROSS INTERNAL FLOOR AREA 142sq.m (1,525sq.ft)



GROUND FLOOR

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