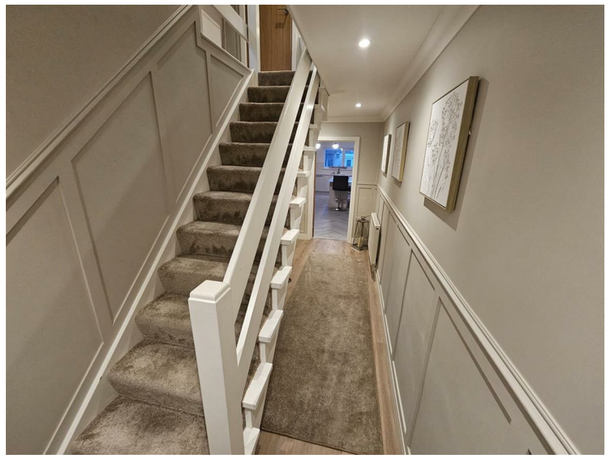
23 St. Fagans Court, Michaelstone
Cardiff
CF5 4SP

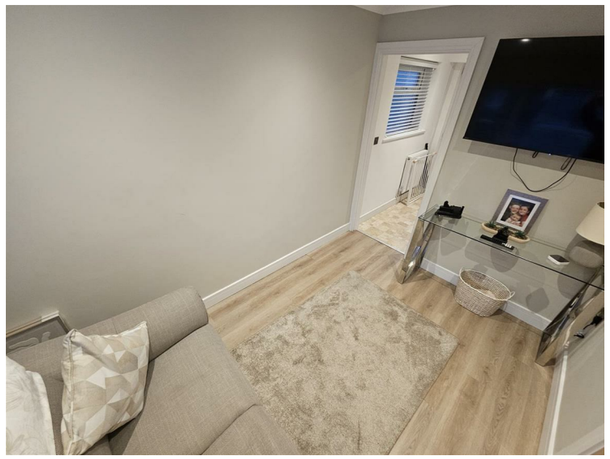
Porch
Entered via a a 1/2 Glazed door. Radiator. Laminate floor. 1/2 Glazed door leads into

Entrance Hall
A most light and inviting reception area with Stairwell rising to first floor landing. Feature paneled walls. Laminate floor. Radiator. Door leading to cloakroom W.C. Down lighting. Door leading to kitchen breakfast room. Door leading into Study

Cloakroom W.C.
Tiled walls. Suite comprising of low level W.C. Vanity unit with wash hand basin. Chrome heated towel rail. Window. Laminate floor



Study 10'8" x 7'4"
Window to front. Radiator. Laminate floor. Radiator. Door leading into



Utility Room 7'4" x 7'9"
Housing a selection of cream wall and base units, worktop space, stainless steel sink unit & mixer tap. Plumbing for washing machine. Tiled splash backs. Tiled floor. 1/2 Glazed Upvc door leading out to rear garden. Wall mounted 'Worcester' combination gas boiler fires domestic hot water and central heating system.

Kitchen Breakfast Room 21'1" (max) x 18'3" (max) x 11'7" (min)
A superb sized 'L' shaped Kitchen dining area boasting a large selection of quality wall and base units incorporating Quartz worktop space with sink bowl & mixer tap, integrated dish washer, gas cooking range. Tiled splash backs. Laminate flooring. Radiator. Large skylight. Window to rear. Upvc 'French' style glazed doors lead out to rear garden. Glaze door leads through to



Lounge 25'10" x 9'9"
An excellent sized living room with window to front. Media fire breast. Two radiators. Coved ceiling



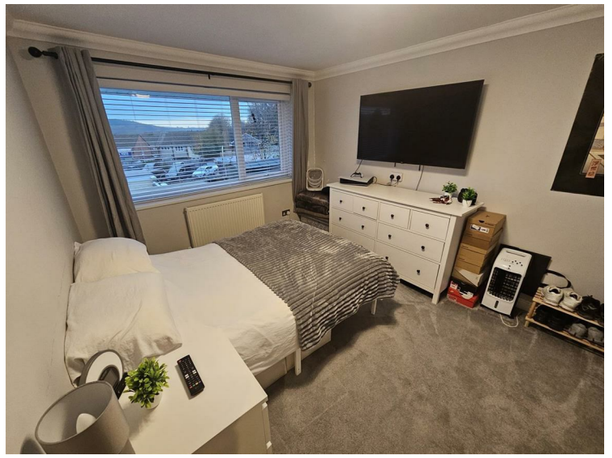
First Floor Landing
Doors off leading to four bedrooms, Bathroom & Shower room W.C. Loft space with pull down ladder

Master Bedroom 13'7" x 9'7" (min)
Spacious double bedroom. Coved ceiling. Wardrobe space. Radiator. Door leading into



En Suite Shower Room W.C.
Tiled. Suite comprising of low level W.C. Vanity unit with wash hand basin. Tiled & glazed cubicle incorporating a chrome mains fed mixer shower. Window. Chrome heated towel rail

Bedroom Two 12'0" x 9'5"
Good sized double bedroom. Window to rear. Radiator. Coved ceiling



Bedroom Three 10'0" x 7'5"
Reasonable sized bedroom. Window to rear. Radiator. Coved ceiling



Bedroom Four 7'9" x 7'7"
Good sized fourth bedroom. Window. Radiator. Coved ceiling



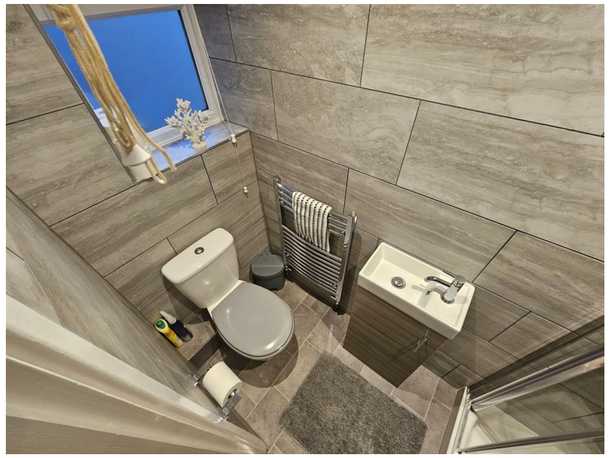
Bathroom
Tiled with quality white suite comprising of pedestal wash hand basin. Paneled bath incorporating a chrome miser shower over. window. vinyl floor.

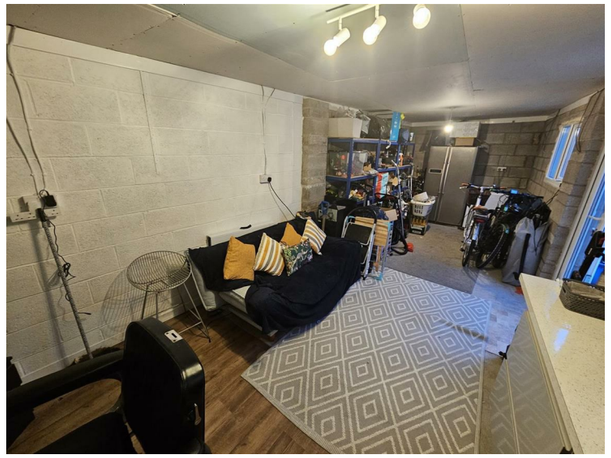


Shower Room W.C.
Tiled with suite comprising low level W.C. Vanity unit and basin. Tiled glazed cubicle incorporating a chrome mains fed mixer shower. Chrome heated towel rail



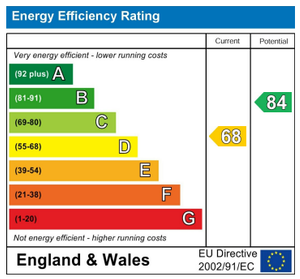
Recreation Room 25'8" x 10'2"
a fantastic addition to the property being this large detached structure entered via a pair of Upvc 'French' style glazed doors. Power & Light. Hot & cold water. Ideal for gym, office, studio etc..

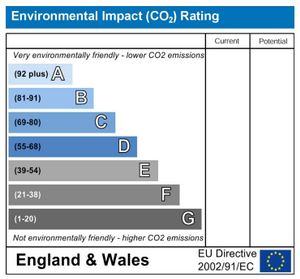




Front Garden
Brick based forecourt offering paring for two cards. Walls to side. Side access

Rear Garden
A good sized landscaped garden with paved terrace and steps leading down to artificial lawn





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We Are Pleased To Offer For Sale This Impressive Large, Totally Refurbished & Extended Semi Detached House Making A Great Family Home. Accommodation Briefly Comprises Of Entrance Porch, Cloakroom W.C. Study, Utility Room, Huge 21' Quality Fitted Kitchen Breakfast Room, Very Large 25' Lounge, Four Good Sized Bedrooms, Master En Suite Shower W.C. Family Bathroom & Separate Shower Room W.C. High Standard Finish Both Internally & Externally. Gas Central Heating. Upvc Windows & Doors. Security Alarm. Level Landscaped Gardens To Front & Rear. Large 25' Detached Recreation Room To Rear Of Garden. Property Must Be Viewed! Council Tax Band 'E' Energy Rating 'D'

£399,950 Freehold