

# St. Fagans Road

FAIRWATER, CARDIFF, CF5 3DW

£325,000

**Hern &  
Crabtree**



# St. Fagans Road

A charming and extended four-bedroom semi-detached home in Fairwater, just a short stroll from Fairwater Green. This family-friendly property offers spacious and versatile living areas, enhanced by a single-storey ground-floor extension, while retaining delightful original features that add character throughout.

The ground floor includes an entrance hall, bedroom, lounge, dining room, conservatory, extended kitchen, and utility room with WC to the ground floor. Upstairs, there are three comfortable bedrooms and a modern family bathroom.

Outside, enjoy a generous rear garden perfect for relaxing or entertaining, plus a key-block driveway at the front providing parking for multiple vehicles.

St Fagans Road is perfectly placed within walking distance of Fairwater Green and offers a good selection of local cafés, shops and amenities. There are also excellent public transport links to hand via road and rail. Internal viewings are a must!



# 1390.00 sq ft

## Entrance

Entered via a double door into a small porch.

## Porch

Original tiled porch. Wooden door into the hallway.

## Hallway

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

## Bedroom/Home Office / Play Room

Double glazed window to the front. Radiator. Sky light window. Wood laminate flooring.

## Living Room

Double glazed square bay window to the front. Coved ceiling. picture rail. Dado rail. Radiator. Parquet flooring. Electric fireplace.

## Dining Room

Double glazed window to the conservatory. Coved ceiling. Radiator. Dado rail. Continuation of parquet flooring. Feature tiled fireplace.

## Conservatory

Double glazed patio doors to the rear. Double glazed windows to the rear. Wood laminate flooring.

## Kitchen

Double glazed window to the rear and double glazed Sky light window to the side. The kitchen is fitted with wall and base units with laminate worksurfaces. Stainless steel sink and drainer. Space for an electric oven. Space and plumbing for a washing machine. Tiled splashbacks. Tiled flooring. Coved ceiling. Two radiators. Wall mounted gas combi boiler.

## Utility Room

Double glazed window to the rear. Door to the side. Laminate flooring. Cupboard housing tumble dryer. Door to w/c.

## Cloakroom

Laminate flooring. W/c.

## FIRST FLOOR

## Landing

Loft access hatch. Coved ceiling. Picture rail. Wooden banister. Double glazed obscure window to the side.

## Bedroom One

Double glazed square bay window to the front. Coved ceiling. Picture rail. Radiator. Wood laminate flooring. Feature fireplace.

## Bedroom Two

Double glazed window to the rear. Coved ceiling. Picture rail. Radiator. Wood laminate flooring. Original fireplace.

## Bedroom Three

Double glazed window to the front. Picture rail. Radiator. Wood laminate flooring.

## Bathroom

Obscure double glazed window to the rear. Bath with shower, w/c and wash hand basin. Part tiled walls. Wood laminate flooring.

## OUTSIDE

### Front

Off street paved parking area for at least three vehicles.

### Rear

Enclosed rear garden with patio area. Two sheds. Path leading to the rear with lawn area. Cold water tap.

## Additional Information

### Disclaimer

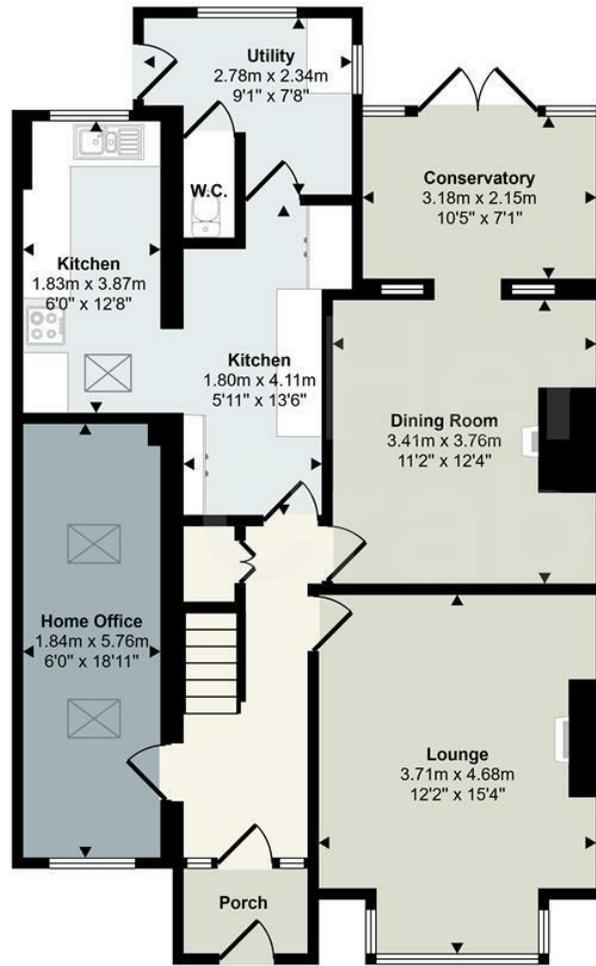
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website

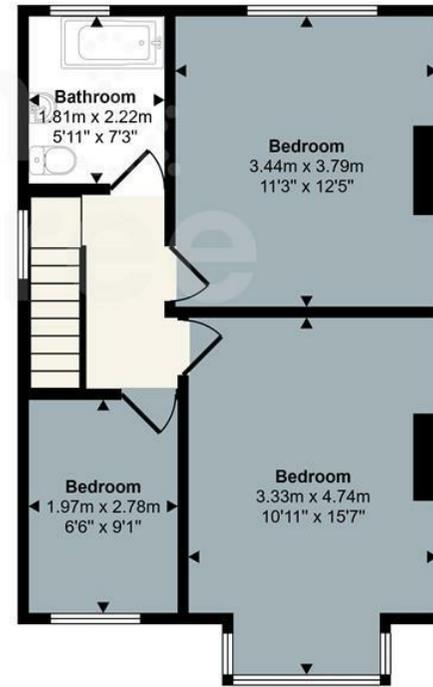




Approx Gross Internal Area  
129 sq m / 1390 sq ft



Ground Floor  
Approx 85 sq m / 913 sq ft



First Floor  
Approx 44 sq m / 477 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

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