

# St. Fagans Drive

ST. FAGANS, CARDIFF, CF5 6EF

**GUIDE PRICE £650,000**

**Hern &  
Crabtree**





# St. Fagans Drive

No chain. Perfectly positioned on this quiet residential street of St Fagans Drive, is this four bedroom detached house set on a generous size plot that boasts a light and spacious and versatile layout.

Offering excellent potential throughout, the property and plot size allows for endless possibilities to make it your own. The quiet cul-de-sac location ensures peace and tranquillity, making it an ideal retreat from the hustle and bustle of city life.

With its four bedrooms, spacious living areas, and sizable front, side and rear gardens and off street parking for multiple vehicles, this property is a fantastic opportunity for those looking for those to put their own stamp on. Don't miss out on the chance to make this house your own and create lasting memories in this wonderful setting.

St. Fagans is the historic picturesque village situated on the outskirts of Cardiff. Famous for the St. Fagans Natural History Museum, St. Fagans is a popular village with a local eatery and public house, cricket ground and has plenty of countryside walks on the doorstep. Although there is certainly a semi-rural feel, St Fagans has excellent public transport links to Cardiff city centre and the M4 can be easily accessed via Culverhouse Cross and the A4232. Internal viewings are highly recommended for the property to be fully appreciated.



# 1892.00 sq ft

## Entrance

Entered via a composite front door, stairs to the first floor with understairs cupboard, coved ceiling, radiator, parquet flooring.

## Living Room

Double glazed window to the front and the rear, coved ceiling, radiators, parquet flooring.

## Dining Room

Double glazed sliding patio doors to the garden, coved ceiling, radiator, parquet flooring.

## Kitchen

Double glazed windows to the rear, base units, stainless steel sink and drainer, space for appliances, radiator, coved ceiling, tiled floor.

## Utility

Window to the side, space and plumbing for washing machine, combination boiler, tiled floor, glazed wooden door to the rear.

## W.C

Obscure glazed window to the front, w.c and wash hand basin, radiator, tiled walls and floor.

## First Floor

Access to loft space, radiator, door giving access to the flat roof.

## Bedroom One

Double glazed window to the front, radiator.

## Bedroom Two

Double glazed window to the rear, radiator.

## Bedroom Three

Double glazed window to the rear, radiator.

## Bedroom Four

Double glazed window to the rear, radiator, built in airing cupboard.

## Bathroom

Single obscure glazed window to the front, bath, w.c and wash hand basin, radiator, tiled walls, vinyl flooring.

## Rear Garden

Enclosed by fencing and wall and hedge, large lawn area, garden shed.

## Double Garage

Accessed from the utility room, a double garage with up and over door, power.

## Front

Large driveway, lawn.

## Tenure and additional information

We have been advised by the seller that the property is freehold.

## Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

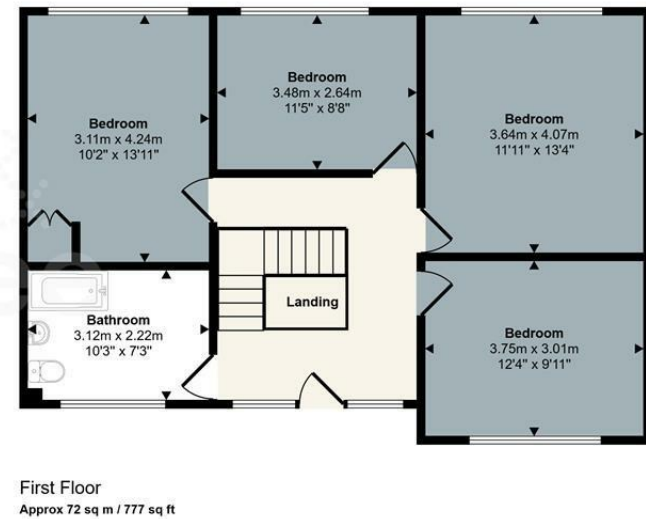
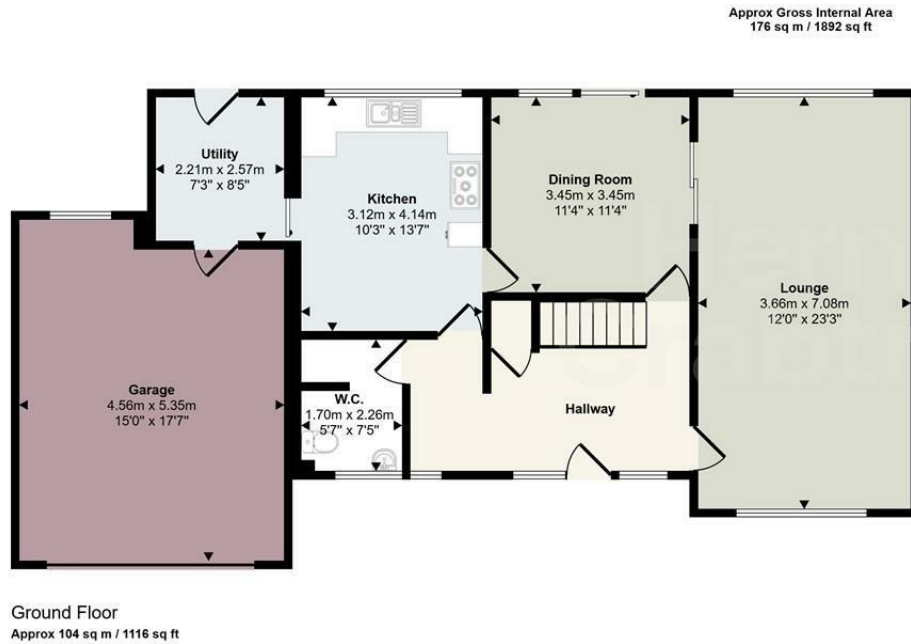
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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# Hern & Crabtree

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