

# Ffordd Y Barcer

ST FAGANS, CARDIFF, CF5 4QP

**OFFERS IN EXCESS OF £450,000**

**Hern &  
Crabtree**





# Ffordd Y Barcer

Set on a generous corner plot in the sought-after area of St Fagans, this beautifully presented five-bedroom detached home enjoys a peaceful position on a quiet residential street, a perfect haven for growing families.

Offering ample living space and a thoughtfully designed layout, the property briefly comprises: a welcoming entrance hall, cloakroom, a spacious lounge with double doors opening onto the rear garden, a separate dining room, and a modern fitted kitchen with a breakfast bar and a convenient utility area.

Upstairs, there are four well-proportioned bedrooms, including a master suite with an en-suite shower room, along with a family bathroom. In addition, the loft has been converted to provide a versatile fifth bedroom.

Externally, this home is enhanced by a large, level rear garden, ideal for entertaining or outdoor play, plus a single garage and off-street parking for two vehicles at the front.

Ffordd Y Barcer is ideally situated just off Denison Way, within easy reach of the shops and amenities at Culverhouse Cross, including 24-hour supermarkets and excellent road links via the M4 and A4232 to Cardiff city centre. Outdoor enthusiasts will also appreciate the proximity to scenic countryside walks and the historic village of St Fagans.



**1473.00 sq ft**

### Entrance Hall

Entered via a composite front door, tiled floor, coved ceiling, radiator.

### Cloakroom

Double obscure glazed window to the side, w.c and wash hand basin, radiator, tiled floor.

### Dining Room

Double glazed window to the front and the side, radiator, coved ceiling, wooden flooring.

### Living Room

Double glazed patio doors to the rear, radiator, coved ceiling, fireplace with electric wood burner, wooden flooring.

### Kitchen

Double glazed window to the front and to the rear, fitted with a range of wall and base units with worktop over, one and a half now sink and draining grooves, a four ring electric induction hob with oven and grill beneath, integrated dishwasher, space for American style fridge, breakfast bar, tiled floor.

### Utility

Double glazed composite door to the rear garden, plumbing for a washing machine, combination boiler, radiator, tiled floor.

### First Floor Landing

Stairs rise up from the hallway, cupboard housing the hot water cylinder, stairs to the second floor.

### Bedroom One

Double glazed window to the front, radiator, fitted wardrobes, wooden flooring.

### En Suite

Double obscure glazed window to the rear, fitted with shower, w.c and wash hand basin, heated towel rail, laminate flooring.

### Bedroom Two

Double glazed window to the side and double glazed skylight, radiator, built in wardrobe, laminate flooring.

### Bedroom Three

Double glazed window to the front, radiator, laminate flooring.

### Bedroom Four

Double glazed window to the front, radiator.

### Bathroom

Double obscure glazed window to the front, bath with shower over, w.c and wash hand basin, heated towel rail, tiled walls, laminate flooring.

### Second Floor

### Bedroom Five

Double glazed skylight window to the side and rear, radiator, eaves storage, laminate flooring.

### Rear Garden

Enclosed by timber fencing, lawn, timber shed.

### Garage

With door to the front, door to side, power.

### Front

Paved area.

### Tenure and additional information

### 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



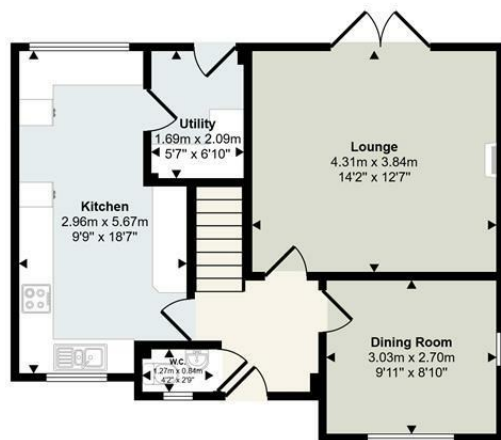




| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (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 |

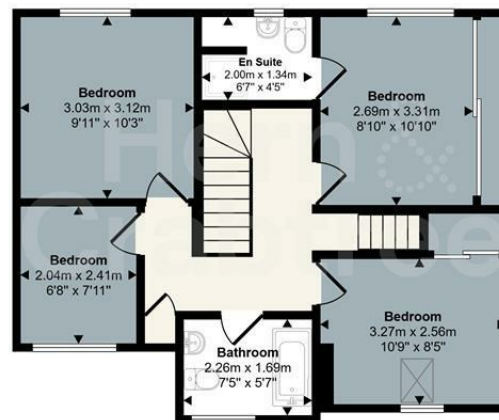


Approx Gross Internal Area  
137 sq m / 1473 sq ft

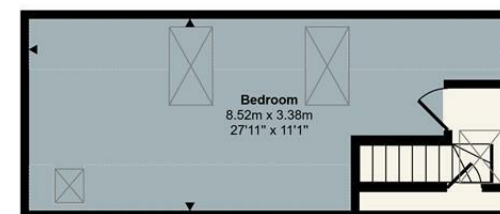


Ground Floor  
Approx 52 sq m / 564 sq ft

Denotes head height below 1.5m



First Floor  
Approx 56 sq m / 598 sq ft



Second Floor  
Approx 29 sq m / 311 sq ft

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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