

St. Fagans Road

FAIRWATER, CARDIFF, CF5 3DX

GUIDE PRICE £285,000

**Hern &
Crabtree**



St. Fagans Road

Perfectly positioned on the corner of St Fagans Road in Fairwater, this beautifully presented home boasts a fantastic kitchen extension and a generous rear garden. Ideal for first-time buyers or young families, the property offers both style and space in a sought-after location.

Ready for the next occupier to move straight in, the accommodation briefly comprises: Entrance Hall, Lounge, Dining/Sitting Room and an extended Fitted Kitchen to the ground floor. To the first floor are Three Bedrooms and a family Bathroom. The property further benefits from a wonderful rear garden as well as having off street parking to the front.

St Fagans Road is a tree lined street placed close Fairwater and St Fagans and is located within a short walk of Waungron Park and Train Station. Fairwater Green is also located a short distance away offering a good selection of shops and amenities. Internal viewings are highly recommended!



986.00 sq ft

Entrance Hall

Entered via a composite front door, double glazed window to the side, radiator, coved ceiling, stairs to the first floor with understairs storage.

Living Room

Double glazed window to the front, coved ceiling, vertical radiator, wood fire surround with marble hearth, wooden floor.

Dining Room

Double glazed window to the rear, radiator, wooden floor.

Kitchen

Double glazed window to the rear, door to the side, kitchen fitted with a range of wall and base units with worktop over, central island, stainless steel sink and drainer, space for fridge and space for a washing machine and tumble dryer, radiator, tiled floor.

First Floor Landing

Stairs rise up from the hall, a double glazed window to the side, coved ceiling.

Bedroom One

Double glazed window to the front, radiator, coved ceiling.

Bedroom Two

Double glazed window to the rear, radiator, coved ceiling, wood floors.

Bedroom Three

Double glazed window to the front, radiator, access to loft space, wood laminate flooring.

Bathroom

Double obscure glazed window to the side and the rear, bath with power shower over, w.c and wash hand basin, combination boiler, tiled flooring.

Rear Garden

Enclosed by timber fencing, lawn area, mature trees and flower borders, garden shed, cold water tap.

Front

Driveway for at least two vehicles, lawn and tree.

Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is TBC

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.



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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		
	69	76
England & Wales		EU Directive 2002/91/EC

