

St. Fagans Drive

ST. FAGANS, CARDIFF, CF5 6EF

OFFERS IN EXCESS OF £650,000

**Hern &
Crabtree**



St. Fagans Drive

Set on a generous corner plot in the heart of St Fagans, this beautifully maintained detached family residence with a self-contained annex offers a rare opportunity to secure a spacious, versatile home in one of Cardiff's most sought-after villages. Offered with no onward chain, this property is move-in ready and ideal for growing families or those looking for multi-generational living.

The property offers spacious and versatile accommodation, comprising: Entrance hall, a welcoming lounge, a formal dining room with bi-fold doors opening onto the garden, a stylish kitchen/breakfast room, study, utility room, and a self-contained annex featuring an open-plan bedroom/lounge/kitchen area, dressing room, and modern wet room to the ground floor.

To the first floor are four generously sized bedrooms, including a master suite with en-suite shower room and walk-in dressing room, along with a contemporary family bathroom.

Outside, the property boasts beautiful, well stocked and private gardens, a swimming pool room, and ample off-street parking for multiple vehicles.

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.



2866.00 sq ft

Entrance

Entered via a composite door into a large hallway.

Hallway

Open stairs to the first floor. Radiator. Coved ceiling.

Cloakroom

Obscure double glazed windows to the front and side. W/c and wash hand basin. Radiator.

Study/Office

Double glazed windows to the side. Radiator. Coved ceiling.

Lounge

Double glazed windows to the side and rear. Open archway to the dining room. Coved ceiling. Radiator. Gas fireplace with a granite surround and hearth.

Dining Room

Double glazed windows to the rear and double glazed Bi folds doors leading out to a court yard leading to the main garden. Coved ceiling. Tiled floor. Radiator. Double glazed door to a breakfast room.

Breakfast Room

Fitted with wall and base units. Arch to inner hall and kitchen. Coved ceiling. Space for an American fridge/freezer. Squared off archway to the kitchen. Solid Oak flooring.

Kitchen

Double glazed window to the front and rear. Fitted kitchen with wall and base units and worktops. Double sink and drainer with filter tap. Integrated double oven and grill. Integrated induction hob. Integrated dishwasher. Solid Oak flooring. Radiator. Tiled splashback. Door to the utility.

Utility Room

Double glazed stable door to the rear. Double glazed window to the rear. Pantry. Space and plumbing for a washing machine. Laminate flooring. Stainless steel sink and drainer. Tiled splashbacks. Wall and base unit. Inner hallway leading to guest accomodation. Electric underfloor heating.

Inner Hallway/ Guest Accomodation

Door to shower room, dressing room and Guest bedroom. Electric underfloor heating.

Shower Room

bscure double glazed window to the front. Shower, w/c and vanity wash hand basin. Tiled walls and floor. Heated towel rail. Electric underfloor heating.

Dressing Room

Double glazed window to the front. Tiled flooring. Electric underfloor heating.

Guest Room

Door to boiler room. Sky light window and double glazed window to the rear. Fitted kitchen with wall and base units and granite worktop. Induction hob. Integrated dishwasher. Space for fridge/freezer. Tiled flooring. Bi fold door to the Court Yard. Electric underfloor heating.

FIRST FLOOR

Stairs from the entrance hall.

Landing

Double glazed window to the front. Loft access.

Bedroom One

Double glazed window to the side and rear. Radiator. Built in wardrobe.

Bedroom Two

Double glazed window to the front and rear. Radiator. Door to en-suite and dressing room.

En-Suite and Dressing Room

Two obscure glazed windows to the side. Double shower, w/c and wash hand basin. Tiled walls and flooring. Heated towel rail. Built in wardrobe.

Bedroom Three

Double glazed window to the front. Radiator.

Bedroom Four

Double glazed window to the front and side. Radiator.

Bathroom

Obscure double glazed window to the side. Bath, shower cubicle, w/c and wash hand basin. Heated towel rail.

OUTSIDE

Front Garden

Paved drive with off road parking for several vehicles. Laid to lawn with a selection of trees and shrubs. Paved path leading to the front door and to the side.

Rear Garden

Mature enclosed rear garden with a selection of flowers, shrubs and trees. Lawn area. Paved patio courtyard. Outside cold water tap. Path leading to the pool room.

Pool room

Endless pool with multi jet. Power and light. Bi fold door to the front.

Additional Information

We have been advised by the vendor that the property is Freehold.

Epc -

Council Tax -

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.





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	



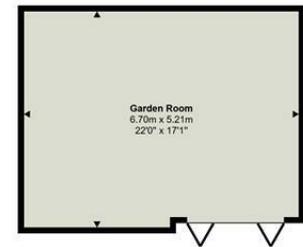
Approx Gross Internal Area
266 sq m / 2866 sq ft



Ground Floor
Approx 144 sq m / 1548 sq ft



First Floor
Approx 88 sq m / 951 sq ft



Garden Room
Approx 34 sq m / 368 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.

Good old-fashioned service with a modern way of thinking.



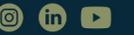
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