

# Maes Y Gadd

ST FAGANS, CF5 6DQ

GUIDE PRICE £435,000

Hern &  
Crabtree



# Maes Y Gadd

A beautifully presented and thoughtfully extended mid-terrace home, ideally located within a quiet cul-de-sac in the highly sought-after historic village of St Fagans, just a short stroll from the entrance to the renowned St Fagans Museum and Castle grounds.

This charming property has been tastefully renovated and enhanced by the current owners, offering stylish and versatile accommodation throughout. The ground floor briefly comprises an inviting entrance hall, cloakroom, cosy snug, and an impressive open-plan kitchen/dining area flowing seamlessly into a stunning orangery with bi-fold doors opening onto the rear garden — perfect for modern family living and entertaining.

To the first floor is the lounge, two generous double bedrooms and a contemporary fitted family bathroom, while the top floor hosts an excellent principal bedroom complete with en-suite facilities and additional storage space.

Externally, the property benefits from a private rear garden, off-street parking to the front, and a quarter garage providing useful storage.

St Fagans is a picturesque and historic village situated on the western outskirts of Cardiff, famed for the highly regarded St Fagans National Museum of History. The village offers a charming semi-rural lifestyle with a local pub, eatery, cricket ground, and an abundance of scenic countryside walks nearby. Despite its peaceful setting, the area enjoys excellent transport links to Cardiff city centre, with convenient access to the A4232 and M4 via Culverhouse Cross.



# 1400.00 sq ft

## Entrance

Storm porch. Entered via a pvc glazed door into the entrance hall.

## Hallway

Coved ceiling. Stairs to the first floor with understairs storage. Radiator. Luxury vinyl flooring.

## Cloakroom

Obscure double glazed window to the front. Coved ceiling. W/c and wash hand basin. Heated towel rail. Part tiled walls. Luxury vinyl flooring. Door to utility.

## Utility

Space and plumbing for a washing machine and dryer. Luxury vinyl flooring.

## Converted Garage

Recess light. Luxury vinyl flooring. Built in storage cupboards.

## Kitchen/Diner

The kitchen is fitted with wall and base units and marble worktops. Composite sink and etched drainer. Integrated four ring gas hob, oven and grill. Integrated fridge and freezer. Further space for a dishwasher. Splash backs. Coved ceiling. Two radiators. Space for Dining table and chairs. Luxury vinyl flooring. Double glazed bi fold doors to the rear. Radiator. Built in media unit.

## FIRST FLOOR

### Landing

Wooden banister. Coved ceiling. Radiator. Stairs to the second floor.

### Living Room

Two double glazed windows to the front. Coved ceiling. Radiator. Feature gas fireplace.

### Bathroom

Bath with shower, w/c and wash hand basin. spot lights. Tiled walls and floor. Heated towel rail.

### Bedroom Two

Double glazed window to the rear. Coved ceiling. Radiator.

### Bedroom Three

Double glazed window to the rear. Coved ceiling. Radiator. Built in wardrobe.

## SECOND FLOOR LANDING

Wooden banister.

### Bedroom One

Double glazed window to the front. Built in storage cupboards. Door to en-suite.

### En-Suite

Double glazed windows to the rear. Spotlights. Tiled walls and floor.

## OUTSIDE

### Front

Off street driveway leading up to a converted garage. Bedding area.

### Rear Garden

Enclosed with wooden fencing and high stone wall to the rear. Paved garden with flowers. Cold water tap.

## Tenure And Additional Information

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

Epc -

Council Tax - F

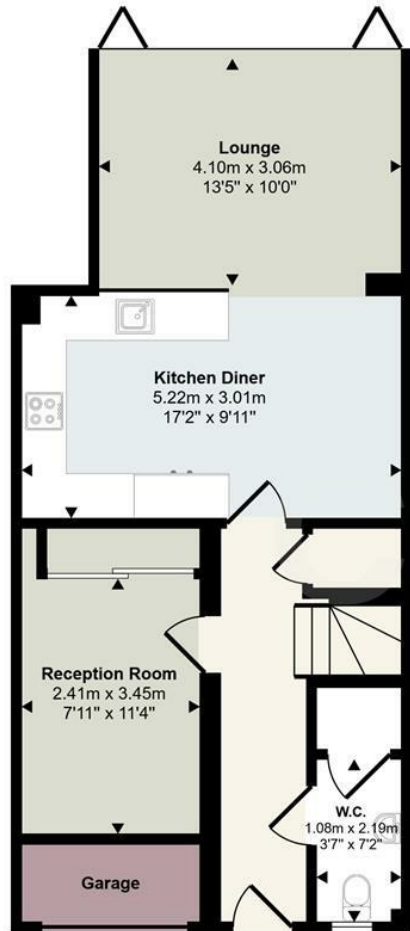
## Disclaimer



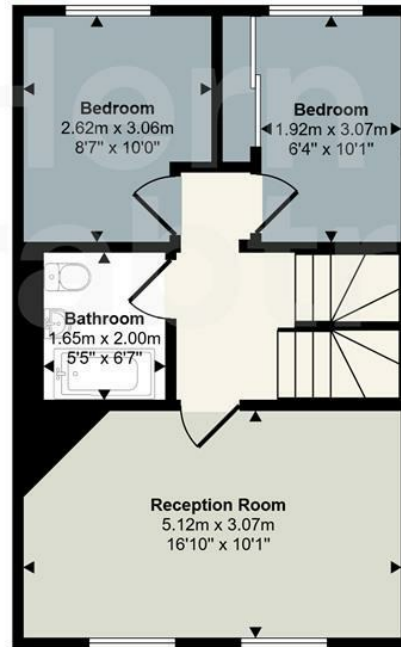


Approx Gross Internal Area  
130 sq m / 1400 sq ft

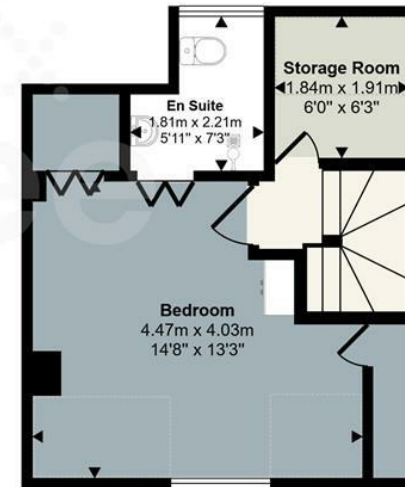
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor  
Approx 56 sq m / 608 sq ft



First Floor  
Approx 44 sq m / 469 sq ft

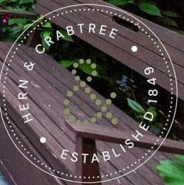


Second Floor  
Approx 30 sq m / 323 sq ft

Denotes head height below 1.5m

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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