

St. Fagans Road

FAIRWATER, CARDIFF, CF5 3AE

GUIDE PRICE £299,950

**Hern &
Crabtree**



St. Fagans Road

A traditional, three bedroom end of terrace house placed on this popular tree lined street of St Fagans Road in Fairwater. Located adjacent to Waungron Park and Train Station, this would be a perfect home for a first time buyer or young family.

Well maintained throughout and ready for the next occupier to move straight in, the accommodation briefly comprises: Entrance Hall, Lounge, Dining Room with doors onto the Rear Garden and Fitted Kitchen to the ground floor. To the first floor are Three Bedrooms and a modern Bathroom. The property further benefits from a well maintained rear garden with a garage and lane access as well as off street parking with an electric charging point to the front.

St Fagans Road is placed on the cusp of Llandaff and Fairwater and is a short walk away from Fairwater Green that offers a good selection of shops and amenities. Internal viewings are highly recommended!



1107.00 sq ft

Entrance Hall

Entered via composite door into the hallway. Stairs to the first floor. Radiator. Coved ceiling. Dado Rail. Tiled floor.

Lounge

12'8" x 12'4"

Double glazed Sash bay windows to the front. Radiator. Parquet flooring. Coved ceiling. Stone fireplace with gas fire.

Dining Room

12'3" x 11'2"

Double glazed French doors to the rear. Wood parquet flooring. Radiator. Coved ceiling.

Kitchen

5'10" x 19'8"

Galley style kitchen with double glazed windows to the side and rear. Door to the side. The kitchen is fitted with wall and base units. Integrated five ring gas hob and electric over. Cermaic sink and drainer. Space and plumbing for a washing machine/dishwasher. Space for fridge freezer. Cupboard housing combi boiler. Tiled splashbacks. Radiator.

FIRST FLOOR

Landing

Stairs from the entrance hall with wooden spindles. Banister. Loft access hatch. Coved ceiling.

Bedroom One

10'8" x 12'6"

Double glazed bay window to the front. Radiator. Coved ceiling.

Bedroom Two

11'3" x 12'5"

Double glazed indow to the rear. Radiator. Built in wardrobes.

Bedroom Three

5'6" x 7'3"

Double glazed window to the front. Radiator. Laminate flooring. Built in wardrobe.

Bathroom

5'4" x 5'5"

Obscure double glazed window to the rear. Bath, Shower, w/c and wash hand basin. Tiled walls. Laminate flooring. Heated towel rail.

OUTSIDE

Front

Off street paved driveway. Electric car charging Point. lawn area and flower beds. Wooden gate giving access to the side.

Rear Garden

Enclosed with brick wall and timber frame fencing. Paved patio sitting area. Lawn area. Mature shrubs and flower beds. Cold water tap. Gateway to the rear access.

Garage

16'7" x 10'

Single garage with up and over door to the front. Double glazed window to the side. Power and Light.

Additional Information

We have been advised by the vendor that the property is Freehold. Epc - C. Council tax - TBC

Disclaimer


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	70	
(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 



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