St. Fagans Road

FAIRWATER, CARDIFF, CF5 3EW

GUIDE PRICE £259,950

Hern & Crabtree

St. Fagans Road

A beautifully appointed and extended three-bedroom semi-detached house, ideally positioned set back from St Fagans Road in the popular area of Fairwater.

Enjoying a lovely green and leafy outlook, a generous rear garden and being just a stone's throw from The Green, this attractive home is likely to appeal to first-time buyers and young families alike.

Upon entering, you are welcomed by a spacious entrance hall providing access to the ground floor accommodation. This includes a convenient downstairs bathroom, a generous lounge which flows through to a dining room, and a well-appointed fitted kitchen.

To the first floor are three well-proportioned bedrooms, together with a modern shower room.

A particular highlight of this property is the generous rear garden, offering an excellent outdoor space for children to play, entertaining family and friends, or simply relaxing and enjoying the surroundings.

St Fagans Road located close to Fairwater Green that offers an array of shops, a café and local amenities. There are also good public transport links to and from Cardiff City Centre. Internal viewings are an absolute must!

Approx 1049.00 sq ft

Council Tax Band: D

Entrance
Entered via a pvc front door, double glazed window to the front, stairs to the first floor.

Bathroom
Double obscure glazed window to the rear, bath, w.c and wash hand basin, tiled walls, tiled floor.

Living Room/Dining Room
Double glazed window to the front, double glazed French doors to the rear, radiator, coved ceiling, wall and ceiling lights, two electric fireplace.

Kitchen
Double glazed window to the side, pvc door to the rear, kitchen fitted with wall and base units with worktop over, gas hob, built in in oven and grill, ceramic sink, space for appliances, stone tiled flooring.

First Floor Landing
Stairs rise up from entrance hall with wooden handrail, double obscure glazed window to the side, access to loft space, picture rail, half wood paneling, radiator.

Bedroom One
Double glazed window to the rear, radiator, coved ceiling, built in wardrobe.

Bedroom Two
Double glazed window to the front, radiator.

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

Bathroom
Double obscure glazed window to the rear, shower cubicle, w.c and wash hand basin, radiator.

Garden
Enclosed by fencing and wall, stone patio area, gravel and grass area, further sitting area, raised flower beds, trees, garden shed.

Front

Tenure and additional information
We have been advised by the seller that the property is freehold and the council tax band is D.

Disclaimer
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

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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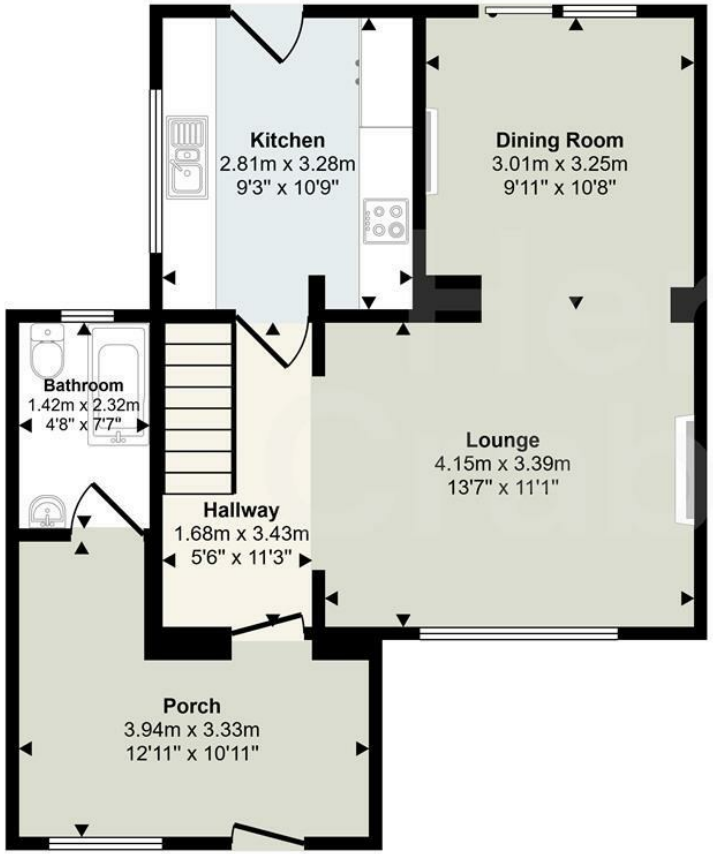
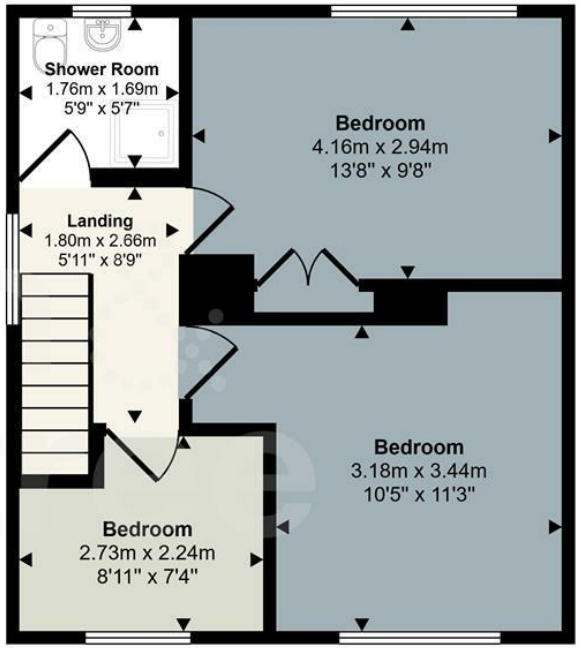
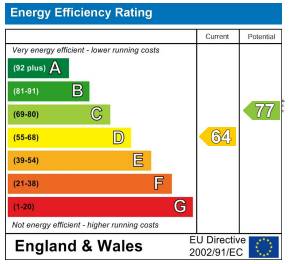
Approx Gross Internal Area
97 sq m / 1049 sq ft



Ground Floor
Approx 56 sq m / 598 sq ft



First Floor
Approx 42 sq m / 451 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.

Hern & Crabtree

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