

St. Fagans Road

FAIRWATER, CARDIFF, CF5 3EW

GUIDE PRICE £269,950

**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

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 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

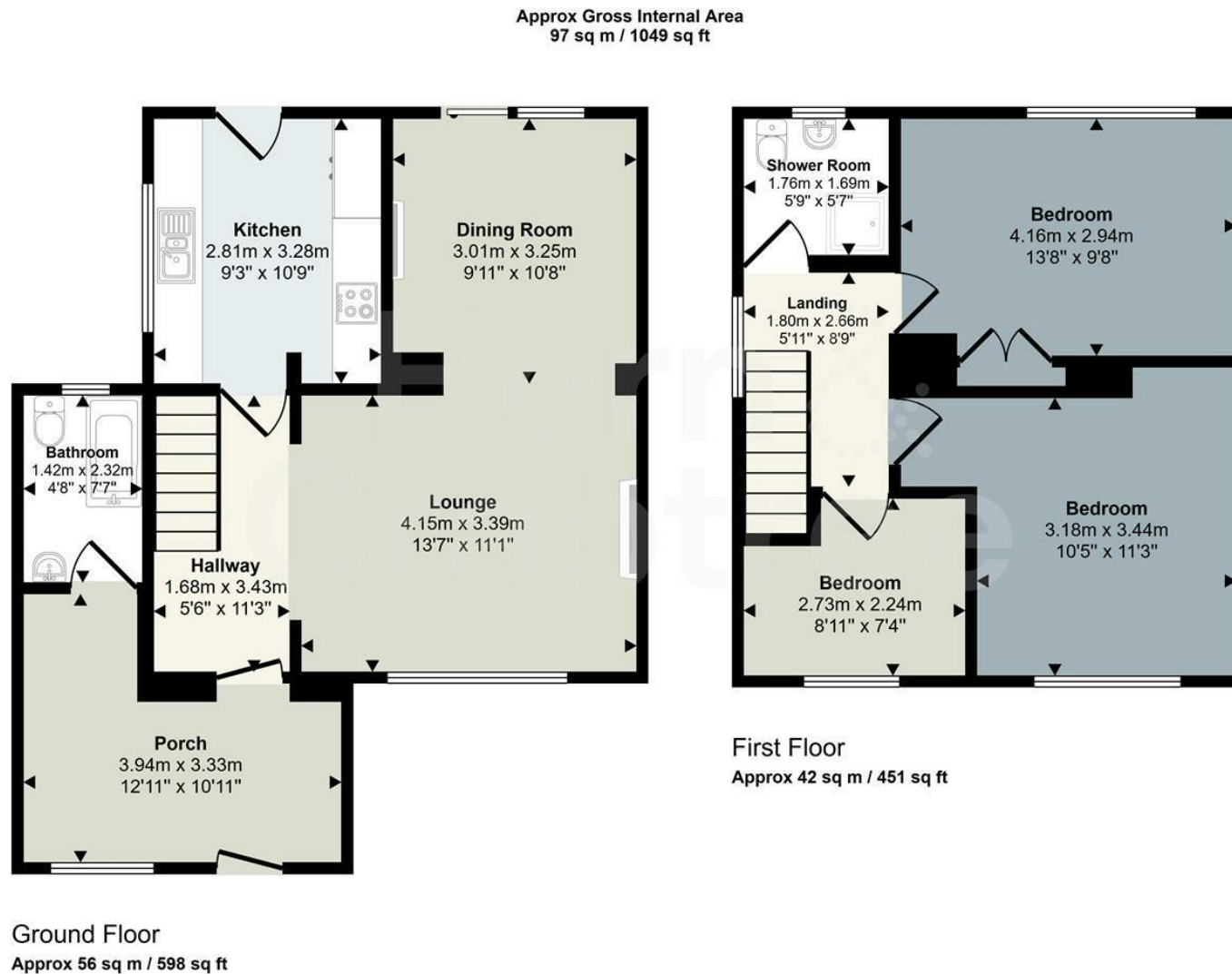
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

Council Tax Band: D







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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