

St. Fagans Road

FAIRWATER, CARDIFF, CF5 3AL

GUIDE PRICE £325,000

**Hern &
Crabtree**



St. Fagans Road

Situated on the sought-after, tree-lined street of St Fagans Road on the cusp of Llandaff and Fairwater, directly opposite Waungron Park and its railway station, this attractive three-bedroom semi-detached home offers an ideal opportunity for first-time buyers and young families alike.

Presented to a high standard throughout, the accommodation briefly comprises an entrance hall, cloakroom, spacious lounge, and a bright dining area with doors opening onto the rear garden. The dining space flows seamlessly into a modern fitted kitchen, creating an excellent layout for everyday living and entertaining.

To the first floor are three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property benefits from a beautifully maintained rear garden and off-road parking.

Ideally positioned on the border of Llandaff and Fairwater, the property is within easy walking distance of Fairwater Green, which offers a range of local shops, amenities, and services. Excellent transport links, including the nearby train station, provide convenient access to Cardiff city centre and beyond.



1000.00 sq ft

Entrance

Entered via a pvc front door into hallway, stairs to the first floor with downstairs cupboard with utility meters, radiator, laminate flooring.

Cloakroom

Double obscure glazed window to the side, w.c and wash hand basin, tiled floor.

Living Room

Double glazed bay window to the front, picture rail, fireplace with wooden mantle and marble hearth.

Kitchen/DiningRoom

Double glazed patio doors to the rear, double glazed window to both sides and rear, feature fireplace, base units with worktop over an additional cupboard, a four ring gas hob with oven and grill, stainless steel sink and drainer, space and plumbing for a washing machine and a tumble dryer, integrated dishwasher, radiator, laminate flooring

First Floor Landing

Stairs rise up from the hallway with wooden handrail, double obscure glazed window to the side, access to loft space.

Bedroom One

Double glazed bay window to the front, radiator.

Bedroom Two

Double glazed window to the rear, radiator, picture rail, built in cupboards.

Bedroom Three

Double glazed window to the front, radiator, picture rail.

Bathroom

Double obscure glazed window to the side and rear, bath, with shower over, w.c and wash hand basin, heated towel rail, half tiled walls, tiled floor.

Garden

Enclosed by brick wall, decked area, paved area to the side, raised flower boards, garden shed, cold water tap.

Front/Parking

Low rise wall, Astro turf lawn, flower borders, paved driveway for up to three cars.

Tenure & Additional Information

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

Epc -

Council Tax - E

Disclaimer

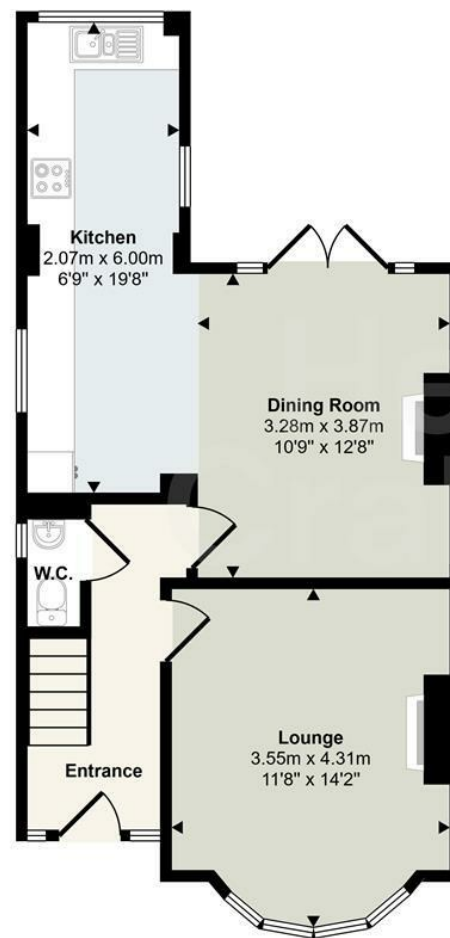
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

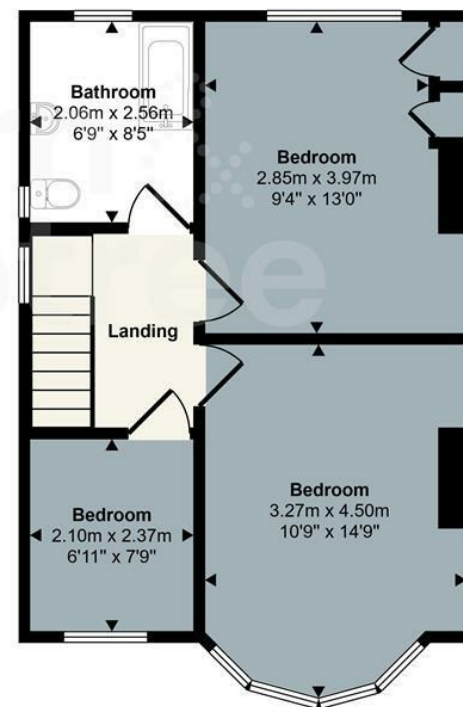




Approx Gross Internal Area
93 sq m / 1000 sq ft

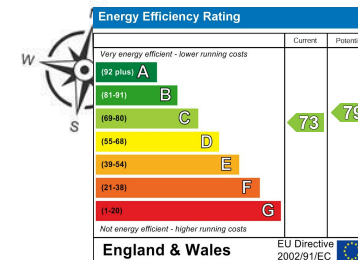


Ground Floor
Approx 48 sq m / 521 sq ft



First Floor
Approx 45 sq m / 479 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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