

St Fagans Road

FAIRWATER, CARDIFF, CF5 3AE

OFFERS IN EXCESS OF £325,000

**Hern &
Crabtree**



St Fagans Road

An elegant and beautifully presented three-bedroom semi-detached home, occupying an enviable corner plot on the highly desirable, tree-lined St Fagans Road in Fairwater. Offering ample off-street parking alongside a single garage, this impressive home is perfectly suited to discerning first-time buyers and young families alike.

Meticulously maintained and ready for immediate occupation, the property offers a refined yet practical layout. The ground floor comprises a welcoming entrance hall, cloakroom, lounge, and a bright dining room with doors opening onto the rear garden and flowing effortlessly into a well-appointed fitted kitchen to the ground floor.

Upstairs, three thoughtfully proportioned bedrooms are complemented by a contemporary family bathroom, finished to a modern standard.

Externally, there is an enclosed wrap-around garden that provides a wonderful space for relaxation and outdoor gatherings. The addition of a garage and substantial off-street parking further enhances its appeal.

St Fagans Road is placed on the cusp of Llandaff and Fairwater and is located within a short walk of Waungron Park and Train Station. Fairwater Green and Llandaff Village is also located a short distance away offering a good selection of shops and amenities. Internal viewings are highly recommended!



989.00 sq ft

Entrance Hall

Entered via double glazed PVC door to front aspect with matching obscure glazed window to side. Stairs to first floor. Coved ceiling. Radiator. Double glazed obscure window to side.

Living Room

Double glazed bay window to front aspect. Radiator. Multi fuel stove.

Dining Room

Double glazed window to rear. Radiator. Feature fireplace.

Kitchen

Double glazed pvc windows to side and rear. Double glazed pvc door to rear lean to leading to garden. Wall and base units with work surfaces over. Single bowl composite sink and drainer. Space for fridge, plumbing for washing machine and dishwasher. Bosch induction hob and oven. Ceramic floor tiles. Half height tiles walls above worktops. Radiator. Modern gas 'Vokerra' boiler.

First Floor Landing

Stairs from Entrance Hall. Double glazed window on half landing to side aspect. Loft access hatch.

Bedroom One

Double glazed bay window to front aspect. Radiator.

Bedroom Two

Double glazed pvc window to rear aspect. Radiator. Wardrobes with fitted sliding doors.

Bedroom Three

Double glazed pvc window to side.

Bathroom

Double glazed obscure PVC window to front. Bath. Wash hand basin. W.C. Heated towel rail. Full height tiling. Shower over bath.

OUTSIDE

Rear Garden

Block paved enclosed rear garden with brick wall. Selection of mature shrubs. Gate to front drive. Door to garage. Log store.

Front

Part laid to lawn with flower borders. Shallow steps to driveway. Driveway for up to four vehicles. Gate to rear garden. Garage doors.

Garage

Detached single garage. Doors to front driveway. Door from garage to rear garden.

Tenure and Additional Information

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

Epc - C

Council Tax - D

Disclaimer

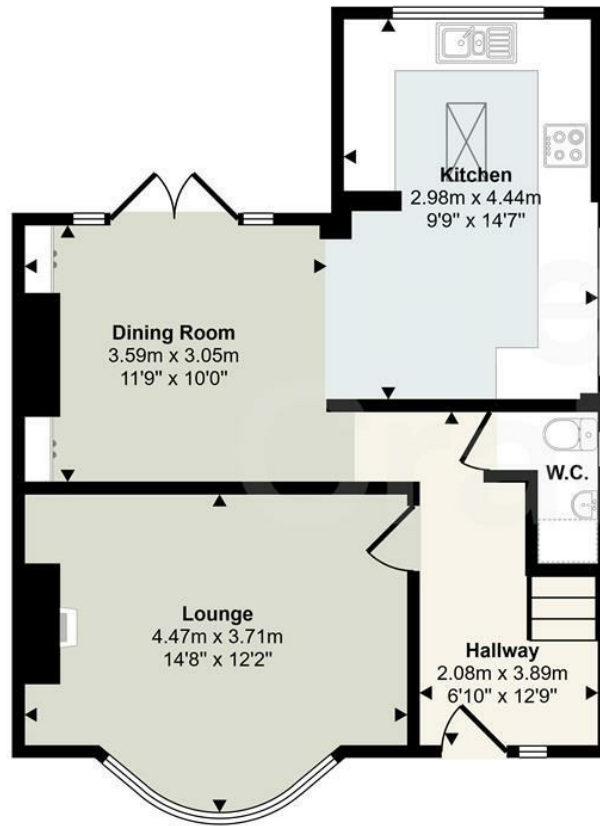
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

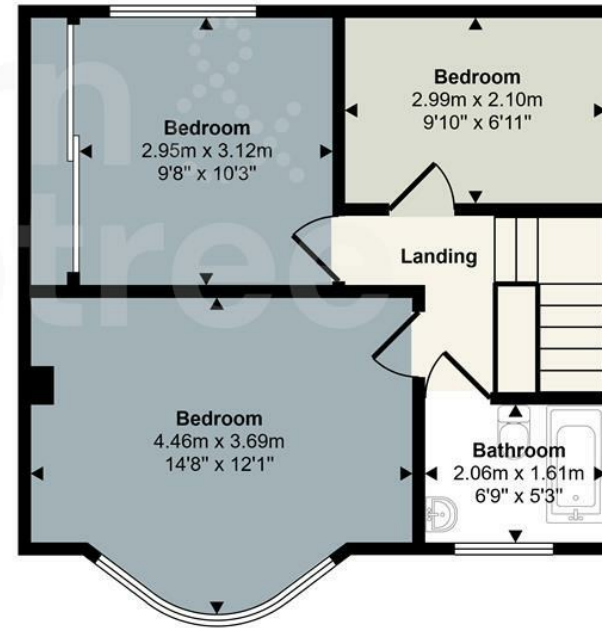




Approx Gross Internal Area
92 sq m / 989 sq ft



Ground Floor
Approx 50 sq m / 535 sq ft



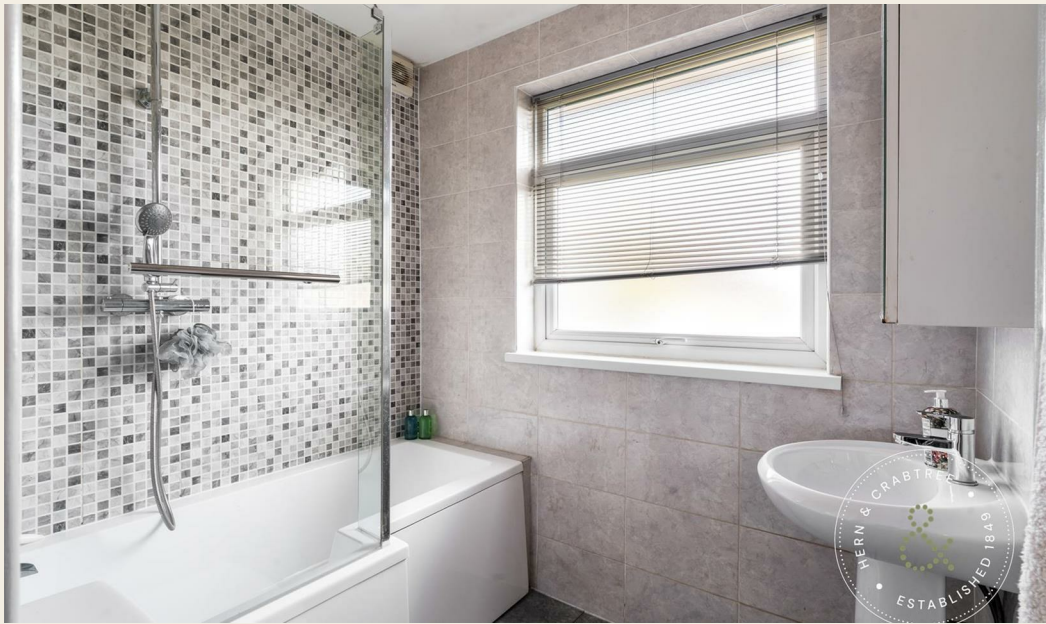
First Floor
Approx 42 sq m / 454 sq ft

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.

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

Good old-fashioned service with a modern way of thinking.



**Hern &
Crabtree**

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