

Clos Coed Bychan

CAE ST FAGANS, CARDIFF, CF5 3FA

OFFERS IN EXCESS OF £400,000

**Hern &
Crabtree**



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The Amberly. Tucked away in a quiet cul-de-sac is this beautifully presented three-bedroom detached home, forming part of the sought-after Redrow Heritage development at Cae St Fagans. Enjoying a peaceful position with attractive views across the surrounding woodland and countryside, this impressive family home is sure to appeal to a wide range of buyers.

The ground floor comprises a welcoming entrance hall, convenient cloakroom, spacious lounge and a superb open-plan kitchen/diner, with doors opening directly onto the rear garden. A separate utility room provides additional practicality.

Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom with its own en-suite shower room, together with a modern family bathroom.

Externally, the property benefits from well-maintained front and rear gardens, a private driveway providing parking for several vehicles and a single garage.

Cae St Fagans is a popular residential location, offering easy access to a range of local amenities, highly regarded schools and excellent transport links into Cardiff City Centre. With its attractive setting, spacious accommodation and excellent presentation, internal viewing is highly recommended.



Approx 976.00 sq ft

Council Tax Band: E

Entrance

Entered via a composite door into the entrance hall.

Hallway

Stairs to the first floor. Radiator. Wood laminate flooring.

Cloakroom

W/c and wash hand basin. Radiator. Tiled floor.

Living Room

Double glazed windows to the front and side. Two radiators.

Kitchen/Dining Room

Double glazed windows to the front and double glazed patio doors leading out to the rear garden. Wood laminate flooring. Two radiators. The kitchen is fitted with wall and base units with worksurfaces over. Stainless steel sink and drainer. Tiled splashbacks. Integrated gas hob and double oven. Integrated fridge, freezer and dishwasher.

Utility

Pvc door to the side. Base units with laminate work surfaces. Stainless steel sink and drainer. Tiled splashback. Space and plumbing for a washing machine and tumble dryer. Large storage cupboard.

FIRST FLOOR

Stairs from the entrance hall.

Landing

Wooden banister. Loft access hatch. Large storage cupboard. Double glazed window to the side. Radiator.

Bedroom One

Double glazed window to the front. Radiator. Built in wardrobes. Door to en-suite.

En-suite

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

Bedroom Two

Double glazed window to the front. Radiator.

Bedroom Three

Double glazed window to the side. Radiator.

Bathroom

Obscure double glazed window to the front. Bath with shower plumbed over, w/c and wash hand basin. Heated towel rail. Laminate flooring.

OUTSIDE

Front

Parking to the side. Storm porch. Flowers and shrubs.

Rear

Enclosed rear garden with timber frame fencing. Patio sitting area. Lawn area. Gate leading out to the driveway. Large garden shed. Cold water tap.

Garage

Single garage with up and over door. Power and light. Driveway to the side.

Additional Information and Tenure

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

Epc - B

Council Tax - E

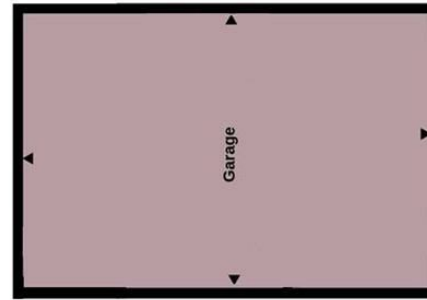
Disclaimer

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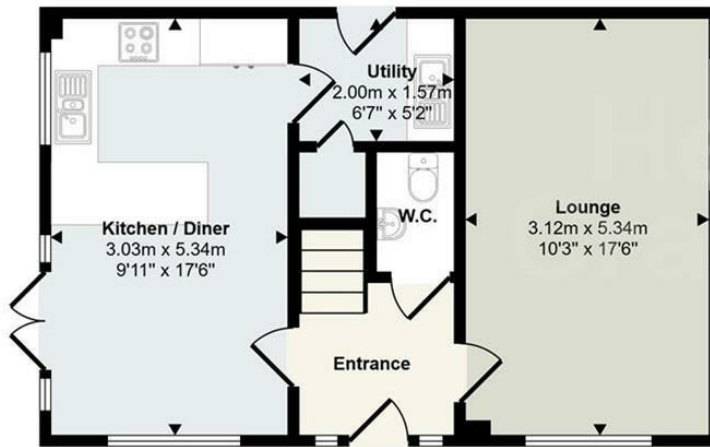
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



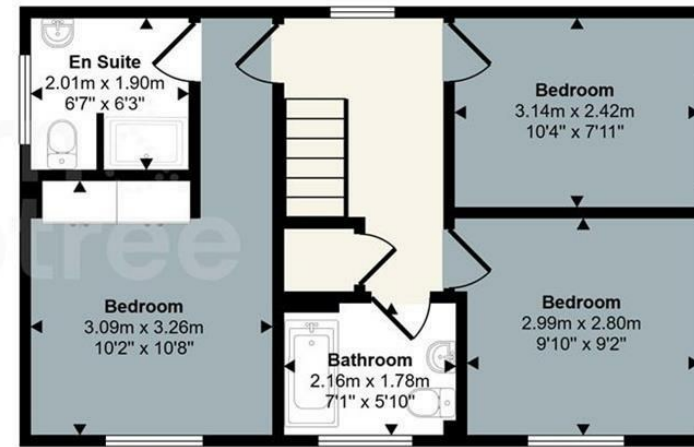




Approx Gross Internal Area
91 sq m / 976 sq ft



Ground Floor
Approx 45 sq m / 485 sq ft



First Floor
Approx 46 sq m / 491 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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.

