



## St. Fagans Court

Cardiff, CF5 4SP

**£285,000**

- NO ONWARD CHAIN
- TWO BATHROOMS
- AMPLE OFF ROAD PARKING
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- SPACIOUS REAR GARDEN

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# \*\* NO ONWARD CHAIN \* FOUR BEDROOMS \* TWO BATHROOMS \* EXCELLENT TRANSPORT LINKS \*\*

Sell Right Estate Agents are pleased to bring to the market this spacious four bedroom detached house in a popular location of Cardiff. The property's convenient location allows for easy access to Culverhouse Cross retail park as well as the A4232 link road, which provides a quick link to Cardiff city centre and the M4 motorway. The ground floor accommodation comprises of an entrance hallway, lounge, dining room, kitchen, downstairs W.C, utility room and family room. The first floor boasts a spacious landing area which offers access to the four well proportioned bedrooms with an en-suite, bathroom and separate shower room. Externally the property offers ample garden space to the rear as well as off road parking for multiple vehicles to the front aspect. Please contact Sell Right Estate Agents to book your viewing.

Tenure: Freehold

Council Tax Band: E

Water - Mains feed

Electricity - Mains feed

Sewerage - Connected to public sewer

Heating - Mains fed gas via combi boiler

Broadband Availability Checker - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone Coverage Checker - <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## Entrance Hallway

UPVC double glazed windows and door to front, plastered walls and ceiling, radiator, doors to family room/study, lounge, kitchen and downstairs W.C.

## Family Room/Study 10' 10" x 7' 4" (3.30m x 2.23m)

UPVC double glazed window to front, plastered walls and ceiling, radiator, door to utility room.

## Utility Room 6' 4" x 7' 4" (1.93m x 2.23m)

UPVC double glazed window to side, UPVC double glazed door to rear, plastered walls and ceiling, wall and base units with laminate roll top work surfaces and tiled splash backs, stainless steel sink unit with mixer tap, wall mounted combi boiler.

## Lounge 15' 5" x 10' 2" (4.69m x 3.10m)

UPVC double glazed window to front, plastered walls and ceiling, radiator, opening to dining room.

## Dining Room 10' 6" x 10' 2" (3.19m x 3.10m)

UPVC double glazed patio doors to rear garden, plastered walls and ceiling, door to kitchen.

## Kitchen 8' 2" x 9' 9" (2.50m x 2.97m)

UPVC double glazed window to side, UPVC double glazed window and door to reception room, plastered walls and ceiling, radiator, wall and base units with laminate roll top work surfaces and tiled splash backs, stainless steel sink unit with mixer tap.

## Reception Room 9' 0" x 11' 4" (2.74m x 3.45m)

Windows to rear garden.

## Downstairs W.C

UPVC double glazed window to side, plastered and tiled walls, plastered ceiling, radiator, W.C, wash hand basin with mixer tap.

## First Floor Landing

Plastered walls and ceiling, loft access, doors to bathroom, shower room and four bedrooms.

## Bathroom 5' 1" x 5' 3" (1.56m x 1.59m)

UPVC double glazed window to side, plastered and tiled walls, plastered ceiling, wash hand basin, panelled bath with over head shower.

## Shower Room 3' 0" x 7' 5" (0.91m x 2.26m)

UPVC double glazed window to side, plastered and tiled walls, plastered ceiling, W.C, wash hand basin, shower cubicle.

## Bedroom One 11' 3" x 16' 0" (3.44m x 4.88m)

UPVC double glazed windows to front, plastered walls and ceiling, radiator.

## Bedroom Two 14' 9" x 9' 10" (4.50m x 3.00m)

UPVC double glazed window to rear, plastered walls and ceiling, radiator.

## Bedroom Three 10' 1" x 10' 3" (3.08m x 3.13m)

UPVC double glazed window to rear, plastered walls and ceiling, radiator.

## Bedroom Four 8' 1" x 8' 0" (2.46m x 2.43m)

UPVC double glazed window to front, plastered walls and ceiling, radiator.



TOTAL FLOOR AREA - 1256 sq.ft. (116.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given. Made with Metropix ©2024

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Measurements: Sell Right take great care when measuring, but these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc.

Services: Sell Right have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.