



2 Ffordd Gwern,
St. Fagans, Cardiff
CF5 6PB

Asking Price £1,000,000
House - Detached
5 Bedrooms

Tenure - Freehold

Floor Area - 2621.10 sq ft

Current EPC Rating - B83

Potential EPC Rating - B84

A rare and wonderful opportunity to purchase this outstanding five double bedroom detached residence in St Fagans. This substantial family home is the ex show home for the exclusive Ffordd Gwern development and is offered for sale for the first time since it's construction in 2001. To the ground floor there is a magnificent entrance hallway with an impressive gallery landing, guest cloakroom, four reception rooms, a well-appointed kitchen/breakfast room with built-in appliances and utility room to the ground floor. To the first floor there are, five generous double bedrooms, with fitted wardrobes and three superb bathrooms. A spacious block paved driveway, detached triple garage equipped with electronic doors and secluded and generous rear garden complete this exceptional home. Viewings are strongly recommended to appreciate the spacious accommodation throughout and the wonderful rear garden and woodland. The property is set in a semi rural surroundings approximately five miles from Cardiff city centre and is ideally located for major motorway links and is within the catchment area for the highly regarded Radyr Comprehensive School. *TO BE SOLD WITH NO ONWARD CHAIN*

STORM PORCH

Cantilevered porch with light. UPVC door to;

ENTRANCE HALLWAY

6.15m x 3.49m (20'2" x 11'5")

A striking central hallway features a quarter-turn staircase leading to the first floor, complete with a gallery landing and spacious built-in cupboards. The space is appointed with a carpeted floor, painted walls, and a smooth ceiling adorned with coving and recessed ceiling spotlights. Access to all rooms is provided through doors within the hallway.

CLOAKROOM W.C.

2.68m x 1.45m (8'9" x 4'9")

A modern white suite comprising low level WC, pedestal wash hand basin, ceramic tiled splash back and radiator panel.

LIVING ROOM

4.39m x 6.52m (14'4" x 21'4")

A beautifully presented, principal reception room with feature coal effect living flame gas fire, stone fire surround, uPVC fully glazed French doors onto paved seating area, recessed ceiling spotlights, two panelled radiators.

DINING ROOM

4.46m x 4.05m (14'7" x 13'3")

Overlooking the rear garden, this generously sized formal dining room features uPVC French doors leading onto a paved patio seating area, along with uPVC windows offering views to the rear and side. The room is appointed with a carpeted floor, painted walls, and a smooth ceiling adorned with coving and recessed ceiling spotlights. Heating is provided by two radiators equipped with TRV's. The room is further enhanced by its carpeted floor, painted walls, smooth ceiling with coving, and recessed ceiling spotlights.

FAMILY ROOM

5.06m x 3.27m (16'7" x 10'8")

A view of the front garden and entrance, this spacious secondary reception room boasts a feature coal effect living flame gas fire set within a stone hearth and surround. It's adorned with coving, ceiling spotlights, and two panelled radiators. The room is finished with a carpeted floor, painted walls, and a smooth ceiling featuring coving and recessed ceiling spotlights.

STUDY

3.49m x 3.76m (11'5" x 12'4")

Overlooking the front aspect. A versatile room with carpeted floor, painted walls and smooth ceiling with coving and recessed ceiling spotlights.

KITCHEN BREAKFAST ROOM

3.43m x 4.31m (11'3" x 14'1")

Delightful views of the secluded rear garden, this kitchen boasts English Oak effect fronts along two sides, nestled beneath lipped work surfaces. It features a one-and-a-half bowl stainless steel sink with a monobloc mixer tap, a four-ring stainless steel 'Neff' gas hob with a circulating fan, and a built-in stainless steel 'Neff' double oven. The work surface areas are adorned with ceramic tiling, illuminated by recessed ceiling spotlights. Integrated appliances include a dishwasher, fridge, and freezer, all with matching fronts. There's ample space for a large breakfasting table and chairs, complemented by ceramic floor tiling and a panelled radiator.

UTILITY ROOM

2.83m x 1.88m (9'3" x 6'2")

Fitted along two sides with solid wood fronts beneath lipped work surfaces, this utility area features an inset stainless steel sink and drainer with a monobloc mixer tap. It also includes plumbing for an automatic washing machine and space for a tumble dryer. Additionally, there's a wall-mounted 'Vaillant' condenser central heating boiler. The work surface areas are adorned with ceramic tiling, complemented by ceramic floor tiling. A glazed panelled door provides access to the rear garden, while an extractor fan helps maintain ventilation.

LANDING

Accessed via a gently ascending quarter-turn staircase adorned with a newel post and spindle banister, this staircase leads to a sizable central landing area. There is a spacious built-in airing cupboard housing a hot water tank and shelving. The space is illuminated by ceiling spotlights and warmed by a panelled radiator. Access to part boarded roof space is facilitated by a retractable ladder

MASTER BEDROOM

4.37m x 6.55m (14'4" x 21'5")

Enjoying delightful views of the rear garden, the spacious master bedroom boasts an array of built-in wardrobes, including two double wardrobes and an additional single wardrobe, offering ample storage space. Two panelled radiators provide warmth to the room. The bedroom features painted walls, a smooth ceiling, radiator panels, and a UPVC window fitted with a blind.

EN SUITE BATHROOM

2.84m x 2.60m (9'3" x 8'6")

Generously sized and comprises a four-piece suite including a low-level WC, bidet, twin pedestal wash hand basins, a double-width shower cubicle with a 'Mira Select' shower, and a double-ended bath with a central mixer tap and hand-held shower attachment. Ceramic tiling adorns half of the walls, and the space is illuminated by recessed ceiling spotlights. Other features include an electric shaver point, an extractor fan, and a UPVC window with a fitted blind.

BEDROOM TWO

5.05m x 3.27m (16'6" x 10'8")

Built-in wardrobes offering storage above and hanging rails. The room is finished with a carpeted floor, painted walls, smooth ceiling, radiator panels, and UPVC windows to the front and side aspects.

EN SUITE BATHROOM

2.72m x 2.16m (8'11" x 7'1")

Modern white suite comprising low level WC, pedestal wash hand basin, panelled bath, fully tiled double width shower cubicle with 'Mira Select' shower above and ceramic tiling to half height. Smooth ceiling with recessed ceiling spotlights, fitted mirror, extractor fan, radiator, electric shaver point and UPVC window to side aspect.

BEDROOM THREE

3.81m x 4.04m (12'5" x 13'3")

Views onto the rear garden, a large, third double bedroom with a range of built-in wardrobes to one side, comprising one double wardrobe and one single wardrobe with hanging rails and storage above, panelled radiator. With carpeted floor, painted walls and smooth ceiling. UPVC window to rear aspect and radiator panel.

BEDROOM FOUR

3.51m x 2.69m (11'6" x 8'9")

Overlooking the rear garden, a fourth double bedroom, range of 'painted oak, fitted wardrobes to one side comprising three double wardrobes affording a wealth of storage, panelled radiator. With carpeted floor, painted walls and smooth ceiling. UPVC window to rear aspect and radiator panel.

BEDROOM FIVE

3.47m x 2.85m (11'4" x 9'4")

Overlooking the front aspect with a range of oak fitted wardrobes to one side comprising two double wardrobes, overhead storage cupboards providing a wealth of storage. With carpeted floor, painted walls and smooth ceiling. UPVC window to front aspect and radiator panel.

FAMILY BATHROOM

2.85m x 2.44m (9'4" x 8'0")

Large family bathroom with modern white suite comprising low level WC, pedestal wash hand basin, panelled bath, fully tiled step-in shower cubicle with 'Mira Select' shower, ceramic tiling to half height. Smooth ceiling with recessed ceiling spotlights, extractor fan, electric shaver point, radiator with TRV and UPVC window with fitted blind.

OUTSIDE

FRONT

A wonderful frontage with large blocked paved driveway

TRIPLE GARAGE 8.21m x 5.67m

Detached, triple garage with three electronic up-and-over access doors, power and lighting, independent alarm system, access to roofspace, personal door to side.

REAR GARDEN

Superb, private and enclosed rear garden, comprising large area of lawn with well stocked shrub borders, feature mature flowering cherry tree, wide paved patio seating area, pathway to side leading to front of property via secure ornamental gate. Secure gate to far end leading to...

Woodland

Extensive, private woodland area accessed by rear gate.

TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor

COUNCIL TAX

Band I



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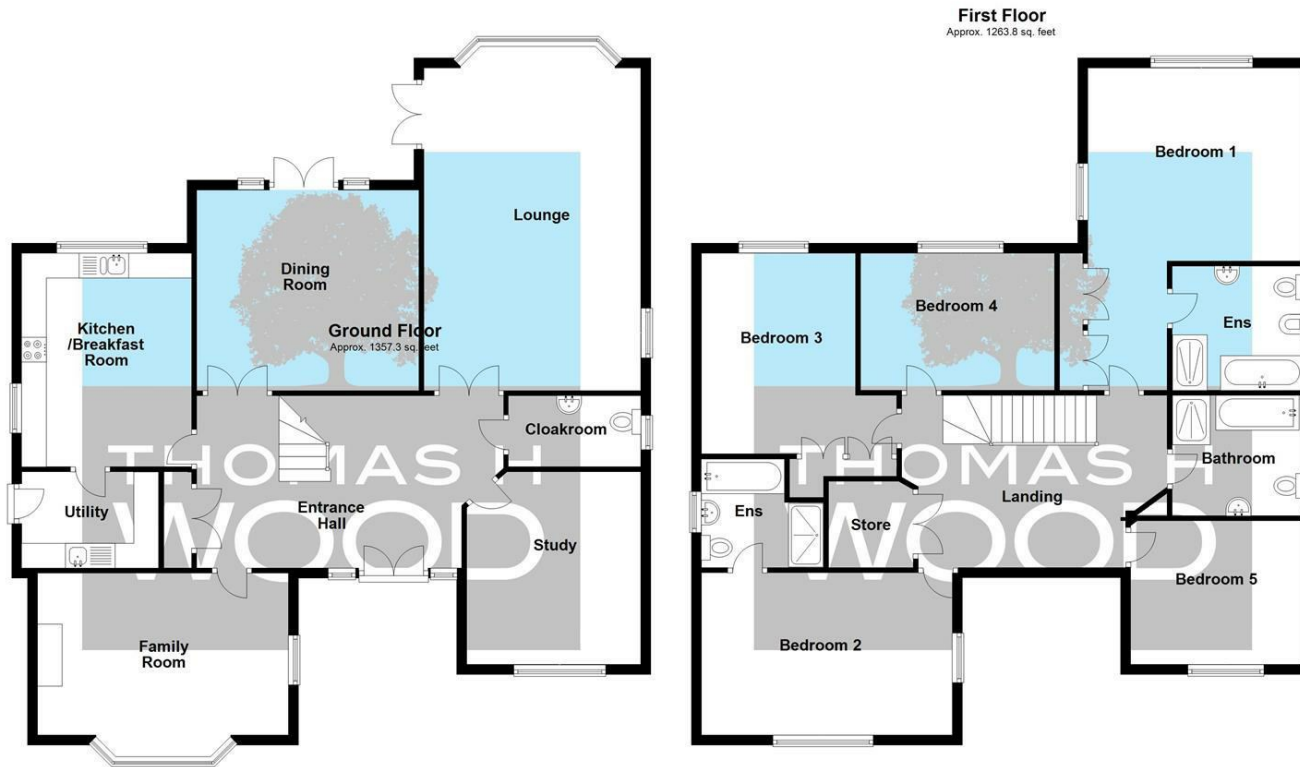


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Total area: approx. 2621.1 sq. feet



CONTACT

EMAIL

sales@thomashwood.com

TELEPHONE

02920 626252

WEBSITE

www.thomashwood.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	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	