



23 St. Fagans Drive,
St. Fagans, Cardiff
CF5 6EF

Asking Price £850,000
House - Detached
5 Bedrooms

Tenure - Freehold

Floor Area - 2463.40 sq ft

Current EPC Rating - B82

Potential EPC Rating - B84

A wonderful opportunity to purchase this beautifully presented detached family residence, situated at the head of an exclusive cul-de-sac in the highly sought-after village of St Fagans. The current owners have maintained the property to a very high standard and is offered for sale in show home condition. Just a short stroll to scenic country walks, the 'Plymouth Arms' Public House and 'The Old Post House' Restaurant, the Museum, and within the catchment area for St Fagans Primary and Radyr Comprehensive School. This superb home features an entrance hall, cloakroom/WC, a spacious lounge, sitting room, dining room, expansive open plan kitchen with breakfast room utility area and pantry. It offers five generously sized bedrooms, a large en suite bathroom with a separate shower, a dressing room, and a family bathroom. The property boasts generous enclosed gardens at the front and rear, patio areas, a long driveway, and a detached garage with a remote-controlled door. Additional features include UPVC windows and doors throughout, ethernet connections, Worcester combination boiler with 'Wave' system controllable via an app, solar panels (owned) that generate between £800 to £900 per annum and a security alarm system. Viewings are highly recommended to appreciate this beautiful home.

HALLWAY

1.70m x 5.59m (5'6" x 18'4")

Via UPVC front door to carpeted hallway with built-in storage. Doors to all rooms and stairs to first floor.

W. C.

2.14m x 1.43m (7'0" x 4'8")

Tiled floor, wash hand basin vanity unit with chrome mixer tap and tiled surround. Enclosed WC, radiator panel and obscure UPVC window.

LOUNGE

3.81m x 6.93m (12'5" x 22'8")

A dual aspect reception room with laminate flooring, painted walls and textured ceiling with covings. Feature gas fire with stone surround. Radiator panels with TRV's, UPVC window and UPVC sliding doors to rear garden.

DINING ROOM

3.73m x 4.78m (12'2" x 15'8")

Carpeted floor, papered walls and textured ceiling with covings. UPVC window, radiator panel with TRV and opening to;

SITTING ROOM

3.70m x 4.19m (12'1" x 13'8")

Carpeted floors, papered walls and textured ceiling with covings. UPVC window and radiator panel with TRV.

KITCHEN/BREAKFAST ROOM/ UTILITY

5.61m x 6.92 (18'4" x 22'8")

A bright and spacious kitchen & breakfast room. Benefiting from a range of wall and base units and contrasting work surfaces over and ceramic sink. Integrated fridge, five ring gas hob with extractor, electric oven and space for dishwasher. UPVC windows to side and front aspect, plus UPVC sliding doors. Two double radiators with TRV's. Open plan utility room with under counter space for freezer and space and plumbing for washing machine. Additional work surfaces with composite sink. UPVC window and door to rear garden. Walk in pantry cupboard. Radiator panel with TRV. Laminated wood flooring throughout.

LANDING

Via carpeted staircase to landing. UPVC window overlooking the rear garden. Radiator panel with TRV. Doors to all rooms. Storage cupboard with alarm controls. Further double cupboard with Worcester boiler and single cupboard with shelving. Loft access.

MASTER BEDROOM

5.61m x 4.64m (18'4" x 15'2")

A bright and spacious master bedroom with engineered oak flooring, painted walls, textured ceiling with covings. Radiator panel with TRV and UPVC window to rear. Door to;

EN-SUITE BATHROOM

3.55m x 2.71m (11'7" x 8'10")

A beautifully appointed bathroom with freestanding bath with central chrome taps, shower enclosure with glazed doors and chrome mixer shower. Wall mounted wash hand basin with chrome tap. Wall mounted WC. Tiled floor with underfloor heating and painted walls. Extractor fan. Radiator panel with TRV and UPVC window to front.

WALK IN WARDROBE

1.76m x 2.74m (5'9" x 8'11")

The continuation of the oak flooring. Fitted wardrobes and loft access.

BEDROOM TWO

3.89m x 3.00m (12'9" x 9'10")

Overlooking the rear aspect with laminate flooring, painted walls and textured ceiling with covings. Fitted wardrobes, radiator panel with TRV and UPVC window.

BEDROOM THREE

3.74m x 3.16m (12'3" x 10'4")

Overlooking the front aspect with laminate flooring, painted walls and textured ceiling with covings. Fitted wardrobes, radiator panel with TRV and UPVC window.

BEDROOM FOUR

3.71m x 2.98m (12'2" x 9'9")

Overlooking the rear aspect with laminate flooring, papered walls and textured ceiling with covings. Fitted wardrobe, radiator panel with TRV UPVC window.

BEDROOM FIVE

3.75m x 2.33m (12'3" x 7'7")

Overlooking the front aspect with laminate flooring, painted walls and textured ceiling. Radiator panel with TRV and UPVC window.

FAMILY BATHROOM

2.28m x 2.21m (7'5" x 7'3")

A traditional four piece bathroom suite, with panelled bath with chrome taps and shower. Low level WC, bidet and pedestal wash hand basin. Panelled and tiled walls and tiled floor. Radiator panel with TRV and UPVC window.

OUTSIDE

FRONT

A sweeping private driveway leading to single detached garage with electric up and over door, power and lighting. Ample off road parking.

REAR

Exquisite front and rear gardens with an array of mature plants, shrubs and trees. Benefiting from an East and West orientation, that ensures the gardens, and the house are filled with lots of natural light. The gardens would be enjoyed by gardening enthusiasts and young children alike.

TENURE

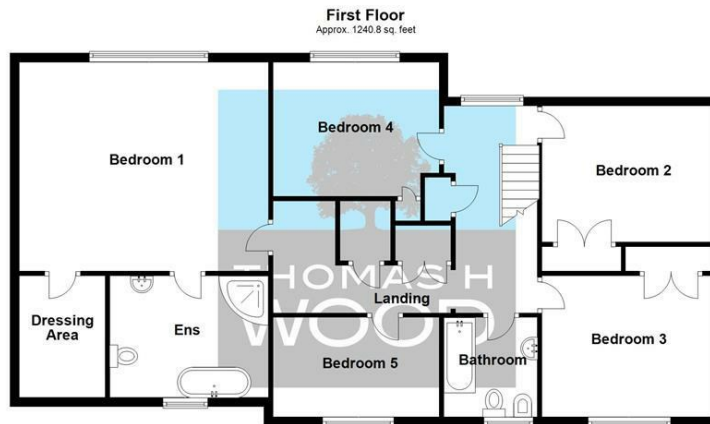
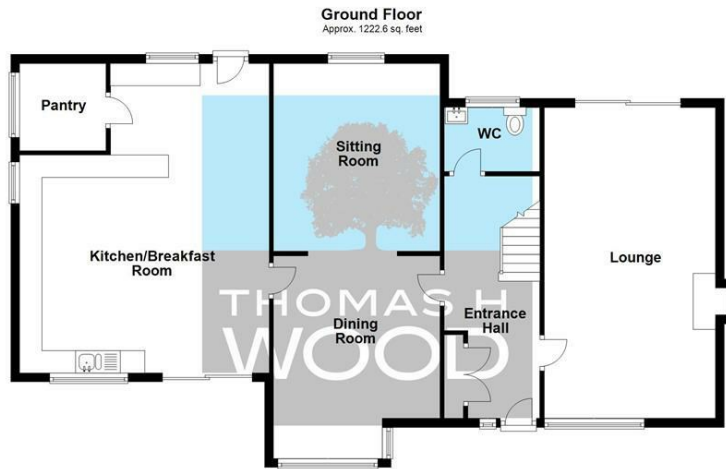
This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

Band H







Total area: approx. 2463.4 sq. feet



CONTACT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	82	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	