



Llewelyn Goch,  
St. Fagans, Cardiff,  
CF5 6HR

THOMAS H  
WOOD

Asking Price  
£615,000

6 Bedrooms  
House - Detached

An exciting opportunity to acquire this expansive and immaculately presented six-bedroom detached home in the sought-after area of St. Fagans. This executive property has been thoughtfully upgraded by the current owners to create a stylish and highly functional family home that offers space, comfort, and versatility over three generous floors.

The ground floor boasts three reception rooms, including a spacious lounge with French doors, a modern high-gloss kitchen/breakfast room with breakfast bar, and a bright conservatory overlooking the landscaped rear garden. Upstairs, five well-proportioned bedrooms are complemented by an en-suite, a Jack & Jill shower room, and a luxurious family bathroom. The second floor offers two additional bedrooms and a modern shower room—ideal for teenagers, guests, or home working.

Externally, the home is equally impressive, with a landscaped rear garden, front lawn, double driveway, and integral double garage. Located within the catchment area of excellent local schools, and offering easy access to Cardiff and surrounding amenities, this home is perfect for growing families or those needing multigenerational living space and represents a rare find in a highly desirable residential location.



## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALLWAY

Accessed via a veranda-style porch and glazed aluminium front door. Spacious hallway with under-stairs storage, radiator, and decorative coved ceiling. Doors to all rooms and internal access to the garage.

#### LOUNGE

17'3" x 18'8"

A generous principal reception room with uPVC French doors and rear windows. Feature 'Adam style' fireplace with marble hearth. Decorative coved ceiling, radiator, TV and telephone points.

#### KITCHEN/BREAKFAST ROOM

19'1" x 11'8"

Fitted with sleek high-gloss white cabinetry and complementary worktops. Integrated double oven, microwave, five-burner gas hob with extractor, and dishwasher. Double stainless steel sink, plinth lighting, ceramic tiled flooring, vertical radiator, and French doors to conservatory. Breakfast bar area. uPVC window to rear.

#### UTILITY ROOM

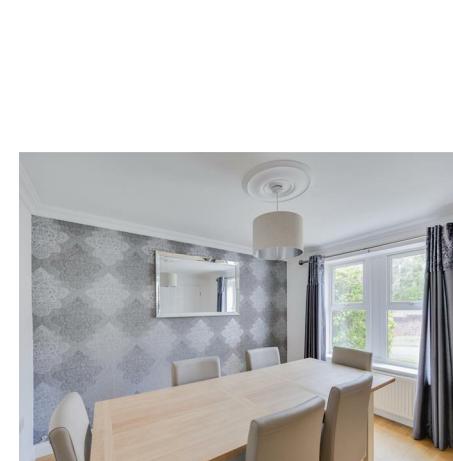
6'11" x 5'1"

Base and wall units, sink, integrated fridge/freezer, space and plumbing for washing machine. Wall-mounted boiler, extractor fan, tiled floor and splashbacks. Glazed aluminium door to side. Radiator.

#### DINING/SITTING ROOM

12'9" x 10'11"

Currently used as a sitting room. uPVC window to front, TV and telephone points, coved ceiling, radiator.



## Features

- DETACHED
- SIX BEDROOMS
- THREE RECEPTION ROOMS
- LANDSCAPED REAR GARDEN
- DOUBLE GARAGE & DRIVEWAY
- WITHIN CATCHMENT FOR EXCELLENT LOCAL SCHOOLS
- EASY ACCESS TO CARDIFF
- EASY ACCESS TO SURROUNDING AMENITIES
- VIEWINGS HIGHLY RECOMMENDED

### CONSERVATORY

17'3" x 9'6"

A bright, multi-functional space with uPVC glazing to all sides and French doors to rear patio. Ceramic tiled floor, currently used as a dining room. Radiator.

### CLOAKROOM

5'6" x 2'9"

Low-level WC and corner wash hand basin. Ladder radiator, uPVC window to front.

### FIRST FLOOR

#### LANDING

Half-galleried landing with radiator and uPVC front window. Access to five rooms and stairs to second floor.

#### MASTER BEDROOM

12'7" x 10'5"

Spacious principal bedroom with uPVC window to front, coved ceiling, radiator.



**DRESSING AREA****6'0" x 4'5"**

Built-in wardrobes. Access to:

**EN-SUITE****6'5" x 6'3"**

Modern suite with walk-in shower, WC, vanity wash basin, tiled flooring and splashbacks, ladder radiator, uPVC window to front.

**BEDROOM TWO****14'4" x 10'11"**

Front-facing double bedroom with fitted wardrobes, vanity unit, bedside cabinets, and access to Jack &amp; Jill en-suite.

**BEDROOM THREE****11'5" x 11'1"**

Rear-facing double bedroom with built-in storage and dressing table, vanity wash hand basin, radiator, and access to Jack &amp; Jill en-suite.

**JACK & JILL EN-SUITE****5'1" x 4'11"**

WC, shower cubicle, ladder radiator, extractor fan, uPVC window to side.

**BEDROOM FOUR****11'6" x 10'11"**

uPVC rear window, bespoke fitted desk and shelving, laminate flooring, radiator.

**FAMILY BATHROOM****13'3" x 7'1"**

A stunning and recently installed family bathroom featuring a freestanding bath, walk in shower, low level WC and wash hand basin. Tiled flooring, anthracite grey ladder radiators, extractor fan, and uPVC window to rear.

**SECOND FLOOR****LANDING**

Radiator, walk-in airing cupboard with hot water tank and shelving. Doors to:

**BEDROOM FIVE****18'8" x 18'6"**

Three Velux windows to rear, fitted wardrobes, loft access, laminate flooring. Perfect as a teen suite or media room.

**BEDROOM SIX**

Velux window to rear, laminate flooring, radiator.

**SHOWER ROOM****7'10" x 5'10"**

Corner shower cubicle, WC, vanity basin, tiled splashbacks, ladder radiator, shaver point.

**OUTSIDE****FRONT**

Mainly laid to lawn with double driveway leading to integral double garage. Paved path to front entrance.

**SIDE**

Paved path with gated access to rear. External lighting and water tap.

**REAR GARDEN**

Beautifully landscaped and sunny, mainly laid to lawn with full-width paved patio, water feature, and mature shrubs. Power points, garden shed, and gated side access.

**INTEGRAL DOUBLE GARAGE**

Two up-and-over doors, power, lighting, and internal access to hallway.

**TENURE**

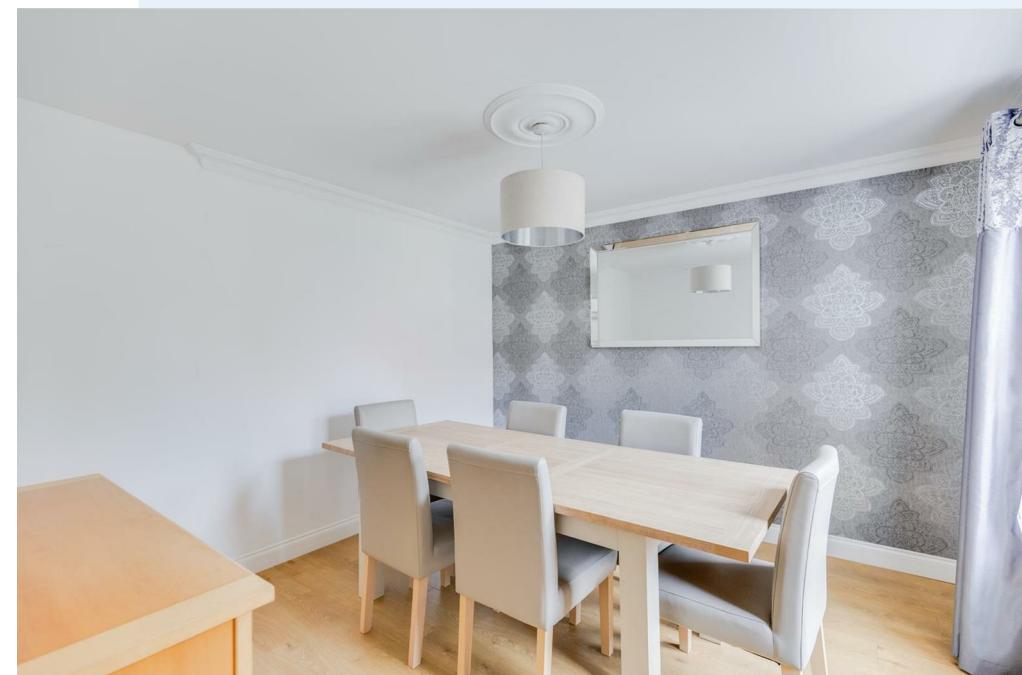
This property is believed to be Freehold. This will be verified by the purchaser's solicitor.

**COUNCIL TAX**

Band G

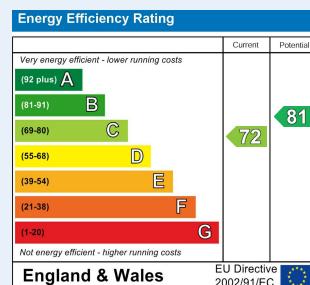
## Information

- Tenure: Freehold
- Current EPC Rating: C
- Council Tax Band: G
- Potential EPC Rating: B
- Floor Area: 2712.30 sq ft

**6 BEDROOMS****5 BATHROOMS****2 RECEPTION ROOMS****ENERGY RATING: C**



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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