



hrt
herbert r thomas
hrt.uk.com

1 Chestnut Cottages
Croft-Y-Genau Road
St. Fagans, Cardiff, CF5 6EG

1 Chestnut Cottages

Asking price **£295,000**

Pretty, Grade II listed 'Plymouth Estate' two bedroom end-link cottage in the sought after village of St. Fagans which has been the subject of major renovation.

Pretty, Grade II listed 'Plymouth Estate' cottage

Hallway, living room with understairs storage, kitchen and dining room with patio doors to rear garden

2 Bedrooms and newly fitted bathroom

Rear garden ready for hard landscaping with a single parking space to rear

Extensively refurbished

Located in the sought after village of St Fagans

Easy commuting access to Cardiff and the M4, less than 5 miles away





Pretty, Grade II listed 'Plymouth Estate' two bedroom end-link cottage in the sought after village of St. Fagans which has been the subject of major renovation.

Original braced cottage door to HALLWAY, staircase to first floor and door to large LIVING ROOM, with lattice work leaded window to front garden, understairs cupboard, original internal feature window and access to rear KITCHEN, range of light grey high gloss base and wall cupboards with timber effect worktops and inset stainless steel one and a half bowl sink and drainer, integrated single oven, hob and extractor, space and plumbing for washing machine, double glazed window with an additional roof light window over. Wide opening to rear DINING ROOM, with double glazed

window, roof light window and sliding patio doors to rear garden, part pitched ceiling with recess lighting.

First floor accommodation includes an L shaped LANDING with window to rear and doors to PRINCIPAL BEDROOM, a double room with single glazed leaded window to front elevation. BEDROOM TWO, again with leaded window to front. BATHROOM containing newly fitted white panelled bath, pedestal basin and low level WC, fitted cupboard with Vaillant mains gas central heating boiler, window to rear elevation.

A picket gate and stepped pathway leads to the front of the property with outside light and shallow garden

area, a tapering gap to the side leading from front to rear, extending to a rear garden which is ready for hard landscaping with a single parking space accessed off 'Maes Y Gad'.

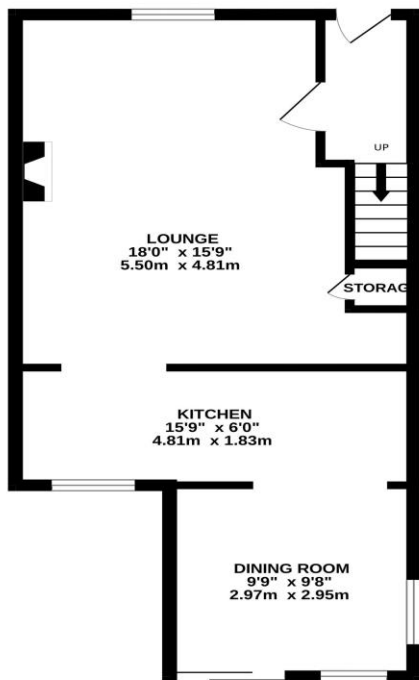
The property has been the subject of a significant renovation, however some outstanding work is required before building regulations control is signed off. The work is listed below:

- External cladding to rear extension
- Construct steps from rear opening doors
- Construct boundary fence and rear gate

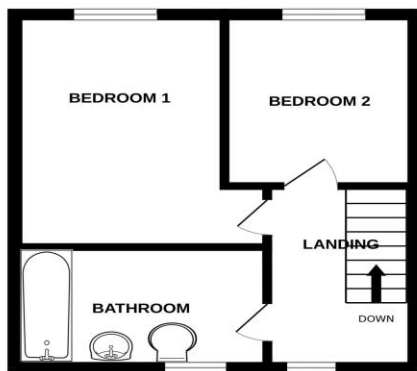
Repairs Outstanding:

- Part re-pointing
- Repairs and decoration to original windows
- Repairs and decorations to front door
- Levelling and landscaping external areas and rainwater gullies
- Floor coverings
- Making good decorations
- Minor making good to finishes
- Repairs to stone boundary wall

GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA: 756 sq.ft. (70.3 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 as to their operability or efficiency can be given.
Made with Metropix ©2024





Directions

Travelling from Cardiff along St Fagan's Road turn right into Crofft-Y-Genau Road. Continue passed the Plymouth Arms where you will find Chestnut Cottages on your left hand side. What3words: bland.us.es.device

Tenure

Freehold

Services

Mains water, drainage, gas and electricity
Council Tax Band E
EPC Rating N/A

EPC NOT APPLICABLE

Viewing strictly by appointment through Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

hrt Est. 1926



These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

