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herbert r thomas

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

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3 Chestnut Cottages

Asking price **£305,000**

Pretty Grade II listed 'Plymouth Estate' 2 bedroom end-link cottage in the sought after village of St. Fagans which has been the subject of major renovation.

Extensively renovated, characterful, Grade II listed end-link cottage

Living room, kitchen, dining room with patio doors to rear garden

Two first floor bedrooms and newly fitted bathroom

Front garden

Rear garden ready to be landscaped

Single parking space to rear

Less than 5 miles to Cardiff City Centre





Pretty Grade II listed 'Plymouth Estate' 2 bedroom end-link cottage in the sought after village of St. Fagans which has been the subject of major renovation.

Original braced entrance door to HALLWAY, high level meter cupboard, staircase to first floor and cottage door to LIVING ROOM, a pretty room with leaded window to front garden, understairs cupboard and access to rear KITCHEN, range of high gloss base and wall cupboards with timber effect work surfaces, stainless steel one and a half bowl sink and drainer, integrated oven, hob and extractor, space and plumbing for washing machine, double glazed window to rear with roof light window

over, leading into a rear DINING ROOM, with part pitched ceiling, roof light window, double glazed sliding patio doors and additional window to rear garden.

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, with wide path to the side, extending to a rear garden which is ready for hard landscaping with a single parking space accessed off 'Maes Y Gad'.

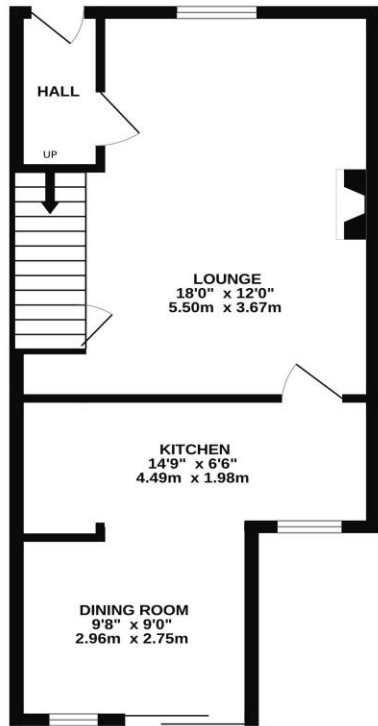
The property has been the subject of a significant renovation, however some outstanding work is required before building regulations control is signed off. The work is listed below:

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

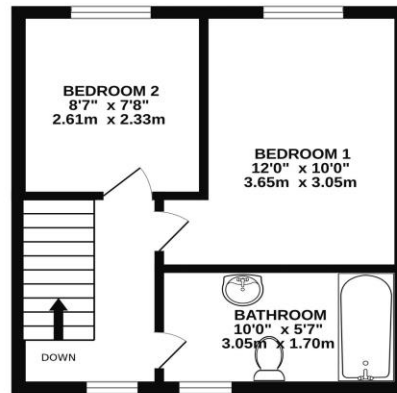
Repairs Outstanding:

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

GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
277 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 714 sq.ft. (66.4 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.
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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.uses.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

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