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

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Asking price **£999,995**

A spacious and well appointed, five bedroom detached executive family home, situated in a highly sought after and convenient location with excellent commuting options.

Large executive, detached family home

Generous sized landscape garden plot

Highly sought after and convenient location with excellent commuting options

Three reception rooms plus kitchen/breakfast room

Utility room and ground floor cloakroom

Five bedrooms, two with ensuite shower rooms

Ample parking and triple garage

Landscape gardens to front and rear. Rear garden South facing





This substantial modern five bedroom detached family home, offers spacious living and bedroom accommodation finished to an extremely high standard. It sits on a generous size landscape garden plot in a sought after and highly convenient location, surrounded by similar sized executive homes, with excellent access into Cardiff and the M4.

The accommodation briefly comprises; an ENTRANCE HALL with tiled flooring. Double doors into cloaks storage cupboard with hanging space. Further oak double doors lead into the central RECEPTION HALLWAY stairs rising to the first floor gallery landing. Exposed Oak floors. Double doors lead into the dual aspect LOUNGE which has window to front plus glazed French doors flanked by windows giving access and views into the rear garden. A woodburning stove is set on a slate hearth with wooden beamed mantle over. Further double doors from the reception hall lead into the DINING ROOM which has a continuation of the same oak flooring, plus French doors and windows into the south facing garden. The STUDY/SITTING ROOM is located at the front of the property with views over the driveway and lawned garden. The room also has the same Oak flooring as the reception hall.

The KITCHEN/BREAKFAST ROOM with window to front, plus French doors leading into the rear garden offers a range of light oak effect base, larder, wall mounted and island units with black granite works

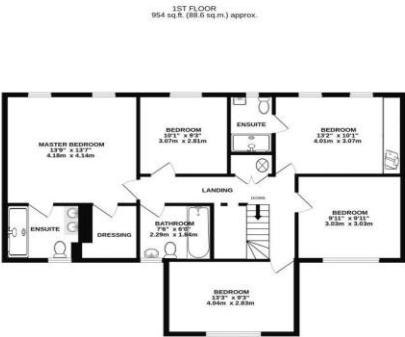
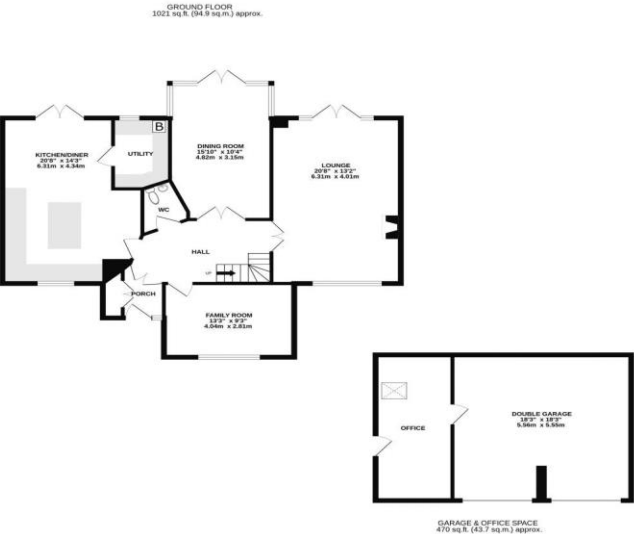
surfaces extending to breakfast bar on island. Matching splashback above. Integrated Neff double oven and microwave oven. Five ring gas hob with hood over, dishwasher. Space and plumbing for American style fridge freezer. The room has large flagstone effect ceramic tiled flooring which continues into the UTILITY ROOM which has a continuation of the same base, larder and wall mounted unit units as the kitchen. Space and plumbing for washing machine and tumble dryer. Wall mounted gas fire central heating boiler. Finally on the ground floor is a CLOAKROOM housing a white two-piece suite and tiled floor.

The first floor GALLERY LANDING has double doors into a shelved airing cupboard housing a pressurised hot water tank. Loft inspection point, plus doors into bedroom accommodation. The property has five double bedrooms. Bedrooms one two and five are located at the rear of the property enjoying views over the garden and distant views into the Vale of Glamorgan. BEDROOM ONE, benefits from a walk-in wardrobe with fitted hanging and shelf space. It also has an upgraded ENSUITE SHOWER ROOM with rainfall power shower, and handset. His and Her sink units with storage below and above. Low-level WC with hidden cistern. BEDROOM TWO has built-in range of wardrobe furniture and also has an ENSUITE SHOWER ROOM finished to the same high standard, with rainfall and handset showers, sink unit with storage below and above and low-level WC with hidden cistern. BEDROOM THREE and

BEDROOM FOUR, both comfortable double bedrooms, are located at the front of the property with views over the lawned garden. The FAMILY BATHROOM has a white three-piece suite which includes double ended panel bath with central mixer tap/shower attachment over. It has ceramic tile flooring and full tiling to three walls.

To the front of the property is a large brick paved driveway with a ample parking for many cars. The driveway is flanked by two lawn areas, boarded by laurel hedgerow, picket fencing and wrought iron railings. A gravel pathway runs through shrub and flower borders over a decked bridge into a small copse of trees. A detached brick built TRIPLE GARAGE. One section converted into a HOME OFFICE/STUDY 8'2" x 17'8" with glazed pedestrian door and Velux skylight to side. It benefits from power and inset spotlighting. An interconnecting door into the garage which measures 18'4"x 18'10" with two electric operated up and over doors from the driveway, the garage benefits from a fitted range of unit space, power, lighting and storage space within the roof trusses.

To the rear is an enclosed, private, Southerly facing garden which has decked and flagstone laid patios extending from the rear of the property out onto a level lawn. The garden is boarded by overlap with fencing and conifer hedgerows. Within the garden are raised shrub and flower borders. At the bottom of the garden is a further decked patio with gazebo. To the side of the property is an enclosed courtyard with partial roofing and housing two garden sheds.



TOTAL FLOOR AREA : 2445 sq.ft. (227.2 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

From Cardiff City Centre, travel through Pontcanna & Llandaff, take the A4119 passing Danescourt & Radyr. Continue past the left hand turning to St. Fagans village and turn right into Parc Rhydlafer. At the roundabout, turn right onto Ffordd Gwern, No'6 will be found ahead of you at the 'T' junction.

What3words: sunset.noting.vent

Tenure

Freehold

Services

Mains Water, Drainage, Gas & Electric
Council Tax Band I
EPC Rating

Viewing strictly by
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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