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5 St. Fagans Road
Cardiff, CF5 3AD

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Asking price **£325,000**

An extended and fully refurbished, three double bedroom, mid-terraced period property presented to a high standard, situated in a convenient location with easy access into Cardiff City Centre.

- Extended three double bedroom family home
- Bay fronted mid-terraced period property
- Fully refurbished, offering beautifully presented accommodation throughout
- Open plan lounge into dining room
- Kitchen/breakfast room with extensive fitted units
- Three double bedrooms to first floor
bedroom one with dressing room,
bedroom two with en-suite and a family
wet room
- Enclosed westerly facing courtyard
garden
- Convenient location with excellent
commuting options into Cardiff City
Centre
- Viewings highly recommended





This extended, bay-fronted, mid-terraced family home has undergone significant improvement by the current owners. It offers generous sized living and bedroom accommodation presented to a high standard and retains a wealth of original character features. It is situated in a convenient location, just a short walk from major transport networks, allowing quick and easy access into the city centre.

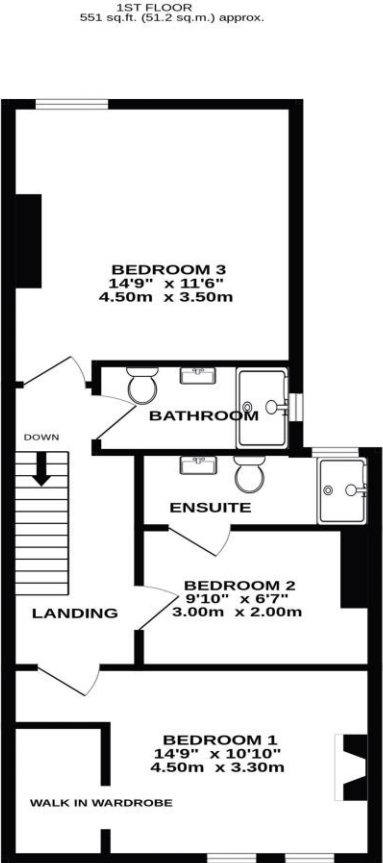
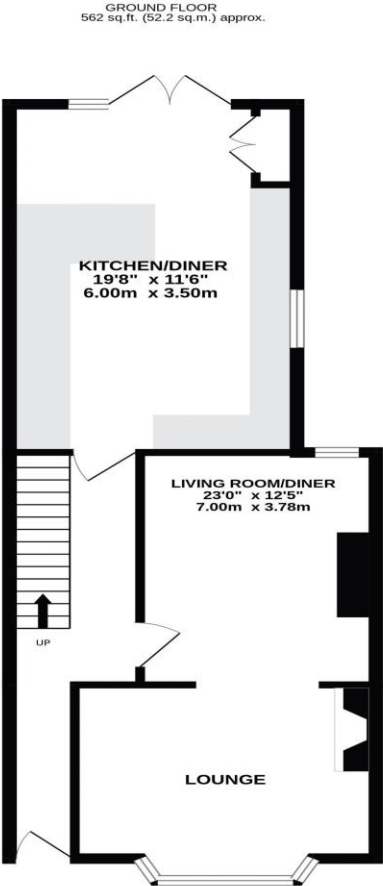
The accommodation briefly comprises; an entrance HALLWAY with original ornate quarry tile flooring

throughout. The open plan LOUNGE/ DINING ROOM is dual aspect with bay window to front and further window into the courtyard garden. Within the lounge is a woodburning stove set on a slate hearth and wall-mounted display shelving to the chimney breast recesses. The dining room also has a built-in base storage cupboard with shelving above within recess. Exposed wooden floorboards throughout, picture rails fitted and coved ceilings. The KITCHEN/ BREAKFAST ROOM with French doors and matching side panel giving access and views into the courtyard garden, plus further window to

side. It offers an extensive range of Shaker style units in sage green with complementing grey and cherry drop marble work surfaces extending to a breakfast bar. Space for range cooker with fitted cooker hood above, American style fridge/freezer and integrated dishwasher. Double doors into a useful utility cupboard housing a Worcester gas fire combination boiler, plus space and plumbing for washing machine and tumble dryer under a rolltop work service.

The first floor LANDING with loft inspection point gives access to the three double bedrooms. BEDROOM ONE is located at the front of the property with two windows overlooking the roadside. A feature electric fire is set within the original chimney breast. A pocket door leads into the DRESSING ROOM, which also has a window to front and space for wardrobe units. BEDROOM TWO is currently used as a home office and has a pocket door into an EN-SUITE SHOWER ROOM with window to rear, a white three-piece suite including corner shower cubicle with mains rainfall and handset shower, low-level WC and wash and basin with storage. The room has ceramic tile flooring and extensive marble effect beveled tiling to walls, with one feature wall tiled in antique mirror effect. BEDROOM THREE is a generous size double bedroom with window to rear with part-pitched ceiling and wall-mounted display shelving. The family WET ROOM with window to side has a fitted rainfall shower in the ceiling plus separate handset and a fitted glazed shower screen. Low-level WC, sink unit with mixer tap over and storage below. The room has full tiling to floor and walls.

To the front of the property is a raised low maintenance forecourt garden. To the rear is an enclosed west facing courtyard garden, with granite flagstones and slate laid area. Well-stocked shrub and tree specimens.





Directions

From Cardiff city centre, travel through Canton along Cowbridge Road East. At Ely Bridge roundabout turn right. Take the first left onto Ely Road, bear right onto St Fagans Road and no.5 is found on the left hand side.

Tenure

Freehold

Services

Mains water, drainage, gas and electricity
Council Tax Band D
EPC Rating

Viewing strictly by appointment through
Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

