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MR HOMES
SALES & LETTINGS



St. Fagans Close
Fairwater
Cardiff. CF5 3AZ

Guide Price £280,000 to £290,000
Freehold

St. Fagans Close, Fairwater, Cardiff. CF5 3AZ.

- NO CHAIN - MOVE STRAIGHT IN
- EXTENDED 3-BED SEMI-DETACHED FAMILY HOME
- DOUBLE BAY FRONTED
- PORCH ENTRANCE
- CLOAKROOM/W.C
- EXTENDED SITTING & DINING ROOM
- EXTENDED KITCHEN/BREAKFAST ROOM
- RE-FITTED BATHROOM SUITE
- PRIVATE DRIVEWAY
- FRONT GARDEN & SOUTH-WEST FACING REAR GARDEN
- DETACHED GARAGE/WORKSHOP with PITCHED ROOF



NO CHAIN

A TRADITIONAL & EXTENDED SEMI-DETACHED 3-BED FAMILY HOME - DOUBLE BAY-FRONTED - PRIVATE DRIVEWAY & DETACHED GARAGE/WORKSHOP with PITCHED ROOF - SOUTH-WEST FACING REAR GARDEN - EXTENDED KITCHEN/BREAKFAST ROOM - EXTENDED SITTING & DINING ROOM - CLOAKROOM/DOWNSTAIRS W.C RE-FITTED FAMILY BATHROOM SUITE FREEHOLD.

MR HOMES are very pleased to Offer **FOR SALE** this 3-Bedroom Extended Semi-Detached Family Home, comprising in brief; Porch Entrance, Hallway, Cloakroom/Downstairs W.c, Living Room with Bay-Window, Extended Sitting & Dining Room, Extended Kitchen/Breakfast Room, Staircase to the First Floor Landing, Hatch to the Attic via Attached Ladders, Insulated & Boarded Attic, Bedroom1 with Bay Window, Bedroom 2, Bedroom 3, Re-Fitted Family Bathroom Suite. The Front Garden is Laid to Lawn, Private Driveway leads to the Detached Garage, Lockable Side Gate Accesses the South-West facing & Enclosed Rear Garden. The Property has uPVC Double Glazing Windows & Gas Central Heating Powered by a Back-Boiler to the Living Room Fireplace & a Hot Water Tank Located in an Airing Cupboard in Bedroom 2.

360 VR Tour Link

<https://tour.giraffe360.com/stfagansclose15ap>

EPC Rating = E. Council Tax Band = E.

Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.

****Prime Location:**** the property offers easy access to a number of local amenities, schools, parks and excellent transport links
Early Viewing Highly Recommended Contact Us On : 02920 204 555 option 2
To submit your offer, please visit: [Make an Offer \(mr-homes.co.uk\)](https://www.mr-homes.co.uk) or call the Branch and speak to a member of the Sales Team

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST

WWW.MR-HOMES.CO.UK



Outside Front - Laid to Lawn Front Garden, Low Level Brick Wall and Pillar, 2 Steps up into Porch, Private Driveway which leads to the Detached Garage, Lockable Side Gate Access into the Rear Garden.

Porch Entrance - 6' 7" x 2' 10" (2.01m x 0.86m)

Entered via 2 uPVC Obscure D/g Doors with Matching Windows to Front and Sides, Fitted Carpet, Wall Mounted Light, uPVC Obscure D/G Door into Entrance Hallway.

Entrance Hallway - 12' 6" x 6' 11" (3.81m x 2.11m)

Fitted Carpet, Double Panel Radiator, 2 Wall Lights, Door to Understair Storage Cupboard, Door to Cloakroom, Coving to Ceiling, Doors to Living Room, Extended Second Reception Room and Kitchen, Staircase to First Floor Landing.

Cloakroom/Downstairs W.c. - 3' 6" x 2' 4" (1.07m x 0.71m)

Low Level W.c., Corner Wash Hand Basin with Hot and Cold Taps Over, Single Panel Radiator, uPVC Obscure D/g Window to Side.

Living Room with Bay Window - 13' 1" x 9' 5" (3.98m x 2.87m)

Fitted Carpet, uPVC D/g Bay Window to Front, Curved Single Panel Radiator to Bay, Gas Fireplace with Back Boiler, Fixed Shelving Units into Recesses, Wall Mounted Thermostat Control for Central Heating in Recess, Obscure Window into Extended Sitting & Dining Room.

Extended Sitting & Dining Room - 19' 3" x 11' 6" (5.86m x 3.50m)

Dining/Sitting Room, Fitted Carpet, 2 x Single Panel Radiators, Coving to Ceiling, Aluminium Frame Patio Sliding Door to Rear Garden, 3 x Wall Lights.

Kitchen/Breakfast Room - Extended - 16' 1" x 9' 4" (4.90m x 2.84m)

Vinyl Flooring, Matching Wall and Base Units, Work Surfaces Over, Breakfast Bar, Fully Tiled Walls, Stainless Steel Sink and Drainer with Hot and Cold Taps Over, Space for Gas or Electric Cooker (Gas Point Capped Off), Double Panel Radiator, uPVC D/g Windows to Side and Rear, uPVC Half Glazed D/g Door to Rear Garden.

Staircase/First Floor Landing - 8' 2" x 6' 10" (2.49m x 2.08m)

Fitted Carpet, uPVC D/g Window to Side, Wall Lights, Hatch to Loft with Pull Down Attached Ladders, Doors to Bedroom 1, Bedroom 2, Bedroom 3 and Family Bathroom.

Bedroom 1 - 11' 9" x 9' 5" (3.58m x 2.87m)

Fitted Carpet, uPVC D/g Bay Window to Front with Curved Single Panel Radiator in the Bay, Coving to Ceiling, Floor to Ceiling Fitted Wardrobes with 3 x Sliding Mirrored Doors.

Bedroom 2 - 9' 10" x 9' 10" (2.99m x 2.99m)

Fitted Carpet, uPVC D/g Window to Rear, Single Panel Radiator, Floor to Ceiling Fitted Wardrobes with Fixed Shelving and Hanging Rails, Airing Cupboard with Slat Shelving, Housing Hot Water Tank.

Bedroom 3 - 8' 2" x 6' 10" (2.49m x 2.08m)

Fitted Carpet, uPVC D/g Window to Rear, Single Panel Radiator, Fitted Wardrobes and Drawers with Fixed Shelving, Coving to Ceiling.

Family Bathroom - Refitted - 6' 10" x 5' 4" (2.08m x 1.62m)

Fitted Carpet, Panel Bath with Chrome Mixer Tap Over with Attached Showerhead and Electric Shower Over, Glass Shower Screen, Pedestal Wash Hand Basin with Matching Chrome Mixer Tap Over, Close Coupled W.c., uPVC Obscure D/g Window to Front, Single Panel Radiator, Fully Tiled Walls Wall Mounted Eterna Downflow Fan Heater.

Rear Garden - Enclosed & SOUTH-WEST FACING

South-West Facing Rear Garden, Fully Enclosed, Lockable Side Gate Which Gives Access to the Side and Driveway, Door to Garage.

Private Driveway leads to Garage

Detached Garage/Workshop with Pitched Roof

15' 2" x 9' 5" (4.62m x 2.87m)

Detached Garage with Pitched Roof, Up and Over Door, Door to Rear Garden, PowerPoints and Lighting.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



CARDIFF & THE VALE

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