

02920 204 555

Homes House, Suite 9 & 10  
253 Cowbridge Road West  
Cardiff, CF5 5TD  
Email: SALES@mr-homes.co.uk

[www.mr-homes.co.uk](http://www.mr-homes.co.uk)

**MR HOMES**  
SALES & LETTINGS



Fescue Place  
St Fagans, Cardiff  
CF5 4RY

Guide Price £360,000 to £370,000  
Freehold



# Fescue Place, St Fagans, Cardiff, CF5 4RY

- 4 DOUBLE BEDROOMS
- NEWLY FITTED BATHROOM
- NEWLY FITTED ENSUITE
- NEWLY FITTED DOWNSTAIRS WC
- GENEROUS MODERN KITCHEN
- GARAGE CONVERSION TO DINING ROOM
- OUTBUILDING WITH POWER & LIGHT
- GAS CENTRAL HEATING – NEW BOILER APRIL 2021
- uPVC DOUBLE GLAZING NEW JUNE '21
- FREEHOLD



MODERN 4 DOUBLE BEDROOM FAMILY HOME - GENEROUS FITTED KITCHEN WITH HIGH-END APPLIANCES - NEWLY FITTED FAMILY BATHROOM - NEWLY FITTED ENSUITE TO PRIMARY BEDROOM - NEWLY FITTED DOWNSTAIRS W.C. - DRIVEWAY SUITABLE FOR MULTIPLE VEHICLES - GARAGE CONVERTED TO DINING ROOM - NEWLY LAID PAVING STONES TO REAR GARDEN PATIO - OUTBUILDING – uPVC DOUBLE GLAZING NEW WINDOWS AND BACK DOOR INSTALLED JUNE 2021 - NEW FRONT DOOR FITTED AUGUST 2022 - GAS CENTRAL HEATING VIA COMBI BOILER INSTALLED NEW APRIL 2021 - FREEHOLD

**MR HOMES** are delighted to represent our clients in bringing to market **FOR SALE** this generous family home with 4 double bedrooms and plenty of living accommodation, helped by the garage having been converted to a Dining Room. The owners have recently made significant upgrades to the property including a newly fitted Family Bathroom, newly fitted Ensuite to the primary bedroom and newly fitted downstairs W.C. Benefitting from its corner plot, the front of the property provides ample parking space - the current owners park their caravan in addition to their cars. The rear garden has recently been updated with the laying of new stone paving for the patio, and there is a generously sized outbuilding. The property is located on a popular development and situated with easy access to fields and country walks with St Fagans just beyond.

**Tenure: Freehold**

**EPC Rating: D**

**Council Tax Band: F**

**Mains Water and Sewerage connected to Mains Drains. Broadband coverage.**



## Outside Front

Driveway laid to tarmac; area laid to lawn; terracotta tiled step up to front door; side access to rear of property via path laid to paving slabs and timber gate

## Entrance Hall

14' 7" x 2' 10" (4.44m x 0.86m)

Accessed via composite front door with obscured DG panel; AMTICO flooring; radiator; Accenta burglar alarm control panel; Nest thermostat controller; RCD Consumer Unit; access to Downstairs WC, Living Room and Kitchen; stairs rise to first floor

## Downstairs WC

6' 5" x 2' 9" (1.95m x 0.84m)

## Living Room

17' 11" INTO BAY x 11' 7" (5.46m x 3.53m)

Vinyl/AMTICO flooring; 2 x radiators; bay window to front with uPVC DG

## Kitchen/Breakfast Room

10' 6" x 27' 8" (3.20m x 8.43m)

AMTICO flooring; radiator; matching wall and base units with worktops over and tiled splash backs; cupboard housing gas central heating boiler: Worcester Combi boiler; ROK TEX stone sink with hose type mixer tap; integrated Russell Hobbs 4-ring gas hob with Comfee extractor hood over and glazed splash back; integrated Indesit electric oven and separate grill; integrated Hotpoint dishwasher; space and plumbing for washing machine and tumble dryer; space for American-style double door fridge freezer; breakfast bar; aluminium double glazed sliding patio door; uPVC Cottage door with solid panel to bottom and glazed DG panel to top section

## Dining Room

16' 11" x 8' 10" (5.15m x 2.69m)

Vinyl/AMTICO flooring; radiator; uPVC DG window to front

## First Floor Landing

5' 1" MIN x 9' 10" MAX (1.55m x 2.99m)

Carpeted; storage cupboard; access to all Bedrooms and Family Bathroom; access hatch to loft

## Bedroom 1

14' 1" INC. WARDROBES x 11' 4" (4.29m x 3.45m)

Carpeted; radiator; built-in wardrobes with mirrored sliding doors; access to Ensuite; uPVC DG window to front

## Ensuite

6' 9" x 6' 3" (2.06m x 1.90m)

Tiled flooring; fully tiled walls; glazed blocks; two-drawer vanity unit incorporating sink with mixer tap; shower with dual shower heads and full-height glazed shower screen; ladder-style radiator; electric shaving socket; MANROSE extractor fan; uPVC obscured DG window to front

## Bedroom 2

14' 11" PLUS WARDROBES x 9' 5" MAX (4.54m x 2.87m)

Carpeted; radiator; built-in wardrobes; uPVC DG window to front

## Bedroom 3

11' 0" x 11' 4" (3.35m x 3.45m)

Carpeted; radiator; uPVC DG window to rear

## Bedroom 4

10' 7" x 9' 1" (3.22m x 2.77m)

Carpeted; radiator; uPVC DG window to rear

## Family Bathroom

6' 9" x 6' 6" (2.06m x 1.98m)

Tiled flooring; partly tiled walls; matching suite comprising 2-drawer vanity unit incorporating sink and mixer tap; WC; P-shaped bath with mixer tap and dual shower heads over and glazed shower screen; ; electric shaving socket; ladder-style radiator; MANROSE extractor fan; uPVC obscured DG window to rear

## Rear Garden

Enclosed on all sides; Stone paving creates patio area; remainder laid to lawn; outside tap; side access to front via timber gate

## Outbuilding

15' 5" x 8' 6" (4.70m x 2.59m)

Block construction and rendered; concrete flooring; uPVC DG window to side and accessed via uPVC DG doors

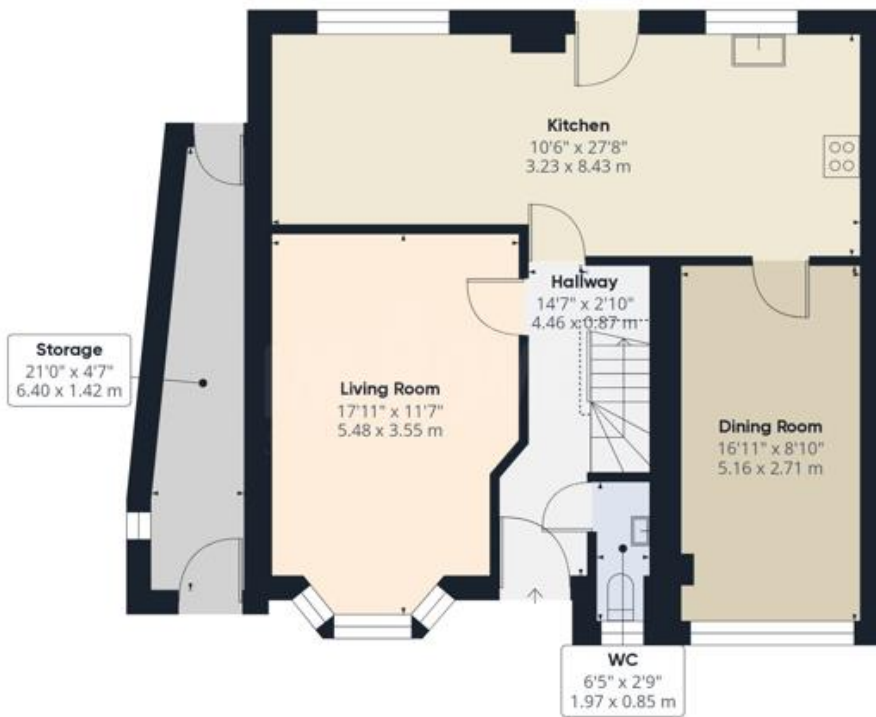
## Side Storage

21' 0" x 4' 7" MAX (6.40m x 1.40m)

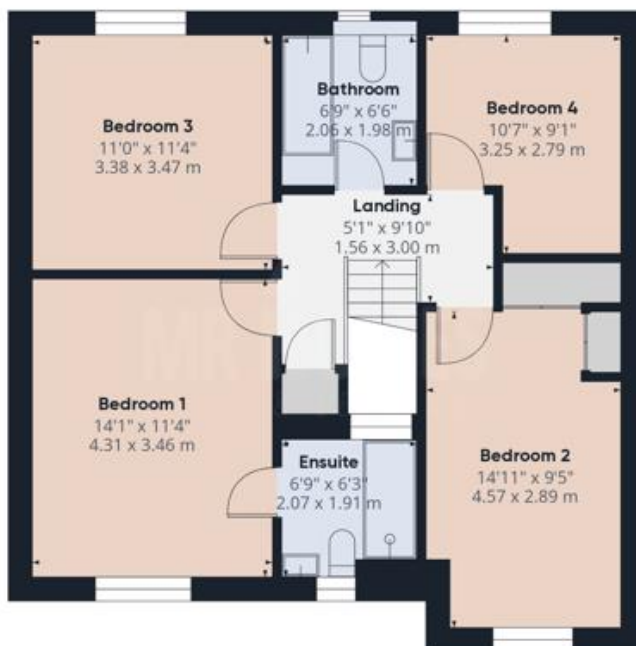
Timber construction







Floor 0 Building 1



Floor 1 Building 1

Approximate total area: 1,472.61 ft<sup>2</sup> / 136.81 m<sup>2</sup>  
 Reduced headroom: 12.43 ft<sup>2</sup> / 1.15 m<sup>2</sup>  
 Reduced headroom: ----- Below 5 ft / 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.

This floor plan is for illustrative purposes only.  
 Calculations are based on RICS IPMS 3C standard.

**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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