



## St. Fagans Grove, £267,500

- Council Tax Band C
- Beautiful garden
- Sought-after location
- Conservatory
- Off-road parking
- EPC Rating: D



 3  1  1



## About the property

This charming detached bungalow, nestled in a highly sought-after location, with easy access to public transport links and close to local amenities. The property is also enviably located near local schools, Cyfarthfa Retail, Trago Mills, and the A465 and A470 roads, making it an ideal choice for families, downsizers, and couples alike.

The bungalow boasts three bedrooms, one of which is currently being utilised as a dressing room. The kitchen is well-appointed and comes with a practical utility room. There is a single reception room that provides a ideal space for relaxation and entertainment.

One of the unique features of this property is the conservatory, which offers a tranquil space to enjoy the garden views. A snug is another delightful feature that adds to the overall charm and character of this home.

The property is set on a well-sized plot and benefits from a single garage, providing secure parking or additional storage. The garden is another highlight of this property, offering a serene retreat for outdoor enthusiasts. A summerhouse is also included in the sale, providing a fantastic spot for relaxation or hobbies.



## Accommodation

|                                                   |                                                   |
|---------------------------------------------------|---------------------------------------------------|
| <b>Porch</b>                                      | 11' 6" Max x 10' 4" Max ( 3.51m Max x 3.15m Max ) |
| <b>Hall</b>                                       | <b>Bedroom 2/Dressing Room</b>                    |
| <b>Lounge/Snug</b>                                | 10' 3" Max x 9' 9" Max ( 3.12m Max x 2.97m Max )  |
| <b>Lounge Area</b>                                | <b>Bedroom 3</b>                                  |
| 22' Max x 11' 5" Max ( 6.71m Max x 3.48m Max )    | 11' 2" Max x 8' 2" Max ( 3.40m Max x 2.49m Max )  |
| <b>Snug Area</b>                                  |                                                   |
| 9' 11" Max x 7' 10" Max ( 3.02m Max x 2.39m Max ) |                                                   |
| <b>Conservatory</b>                               |                                                   |
| 9' 7" Max x 9' 2" Max ( 2.92m Max x 2.79m Max )   |                                                   |
| <b>Kitchen</b>                                    |                                                   |
| 11' 3" Max x 7' 6" Max ( 3.43m Max x 2.29m Max )  |                                                   |
| <b>Utility</b>                                    |                                                   |
| <b>Bathroom</b>                                   |                                                   |
| <b>Bedroom 1</b>                                  |                                                   |

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## Floorplan



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