



*Hern and Crabtree*

£625,000 Freehold

St. Fagans Drive | Cardiff | CF5 6EF

Hern &  
Crabtree



No Chain, Perfectly positioned on this generous size corner plot is this wonderful five bedroom detached family home located on St Fagans Drive. Having been well maintained by the current owners for 50 years, this property boasts fantastic light and versatile living accommodation and would be perfect for a growing family.

Well presented throughout, but could benefit from some modernisation and ready for next occupier to put their own stamp on, the accommodation briefly comprises: Spacious Entrance Hall, Lounge with a double aspect and sliding doors leading into the Dining Room, Fitted Kitchen/Breakfast Area, Utility Room, Shower Room, Bedroom Five and En-Suite to the ground floor. To the first floor are Four Good Size Bedrooms and a Family Bathroom. The property further benefits from immaculately kept front, side and rear gardens as well as having gated off street parking and a double garage.

St. Fagans is the historic picturesque village situated on the outskirts of Cardiff. Famous for the St. Fagans Natural History Museum, St. Fagans is a popular village with a local eatery and public house, cricket ground and has plenty of countryside walks on the doorstep. Although there is certainly a semi-rural feel, St Fagans has excellent public transport links to Cardiff city centre and the M4 can be easily accessed via Culverhouse Cross and the A4232. Internal viewings are highly recommended for the property to be fully appreciated.



### **Entrance Porch 8'4 x 5'5'**

Entered via glazed front door and window to the front, bamboo wood floor.

### **Hall 13'4 x 9'4**

Entered via a glazed door, stairs to the first floor, dado rail, radiator.

### **Corridor**

Built in storage cupboard.

### **Shower Room**

Obscure single glazed window to the side, recess shower quadrant, w.c and wash hand basin, radiator, vanity cupboard, tiled walls and floor.

### **Living Room 20'6 x 13'3**

Single glazed window, two radiators, built in gas fireplace, sliding doors lead to the dining room.

### **Dining Room 9'11 x 14'8**

Single glazed window to the side, radiator, door to kitchen.

### **Kitchen 14'1 x 9'11**

Single glazed window to the rear overlooking the rear garden, wall and base units with worktop over and underlighting, a four ring gas hob with cooker hood above and integrated double oven and grill, twin sink, breakfast bar, integrated dishwasher, radiator, tiled walls and floor, door to utility.

### **Utility 10'3 x 7'6**

Single glazed window to the rear and glazed door to the garden, built in cupboard, plumbing for a washing machine, space for a tumble dryer, boiler, tiled floor.

### **Bedroom Five 16'6 x 10'3**

Single glazed window to the front, radiator, built in wardrobe.

### **En Suite 12'9 x 5'9**

Single obscure glazed window to the rear, bath with mixer tap and shower and glass screen, w.c and vanity wash basin, radiator, heated towel rail, extractor fan, part tiled walls.

### **First Floor Landing**

Stairs rise up from the hall with wooden handrail, dado rail, single glazed window to the side, radiator, access to loft space, airing cupboard with a hot water immersion tank.

### **Bedroom One 13'4 x 14'9**

Single glazed window to the front and the side, radiator, fitted furniture and wardrobes.

### **Bedroom Two 9'11 x 12'**

Single glazed window to the side, radiator, fitted furniture and wardrobes.

### **Bedroom Three 11' x 10'**

Single glazed window to the front, radiator, built in wardrobe.



### Bedroom Four 7'2 x 9'11

Single glazed window to the side, radiator, fitted cupboard and shelving.

### Bathroom 7'8 x 6'11

Single obscure glazed window to the rear, bath with mixer tap and shower attachment, w.c and wash hand basin, heated towel rail, radiator, vanity cupboard, part tiled walls.

### Rear Garden

Lawn, keyblock patio, cold water tap, mature shrubs, trees, hedges and flower borders, gate to the front and side lawn.

### Garage

A double attached garage accessed via a door from the garden and two

single electric up and over doors to the front.

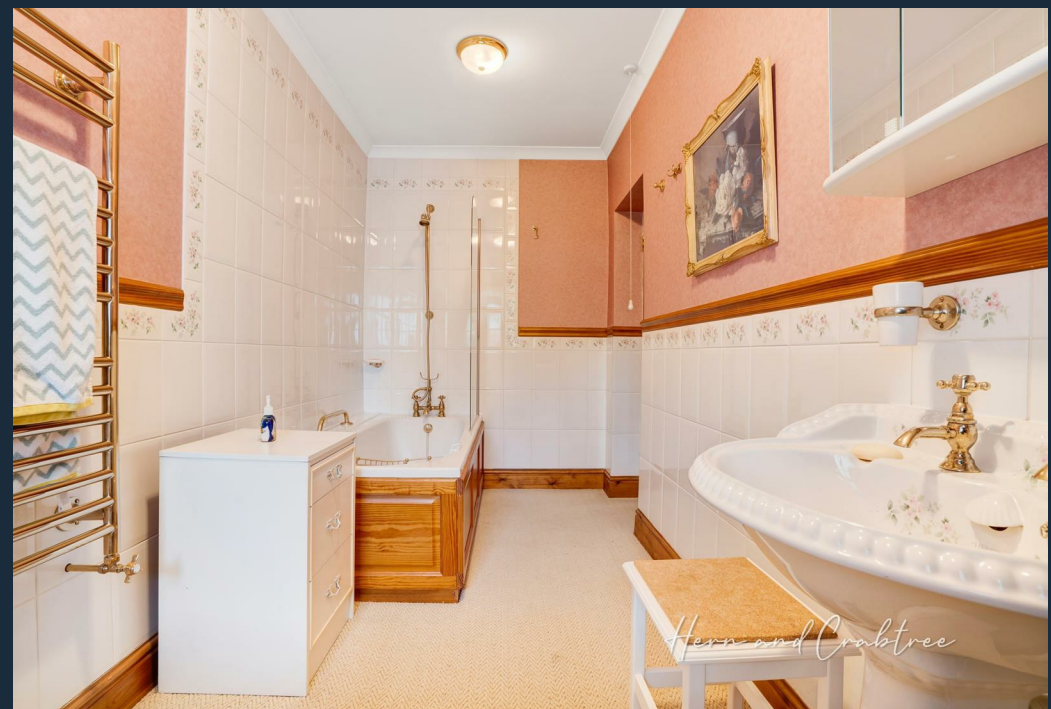
### Front

Driveway and wrap around gardens with lawn, mature hedges, trees and flower borders, stone retaining wall and gate.

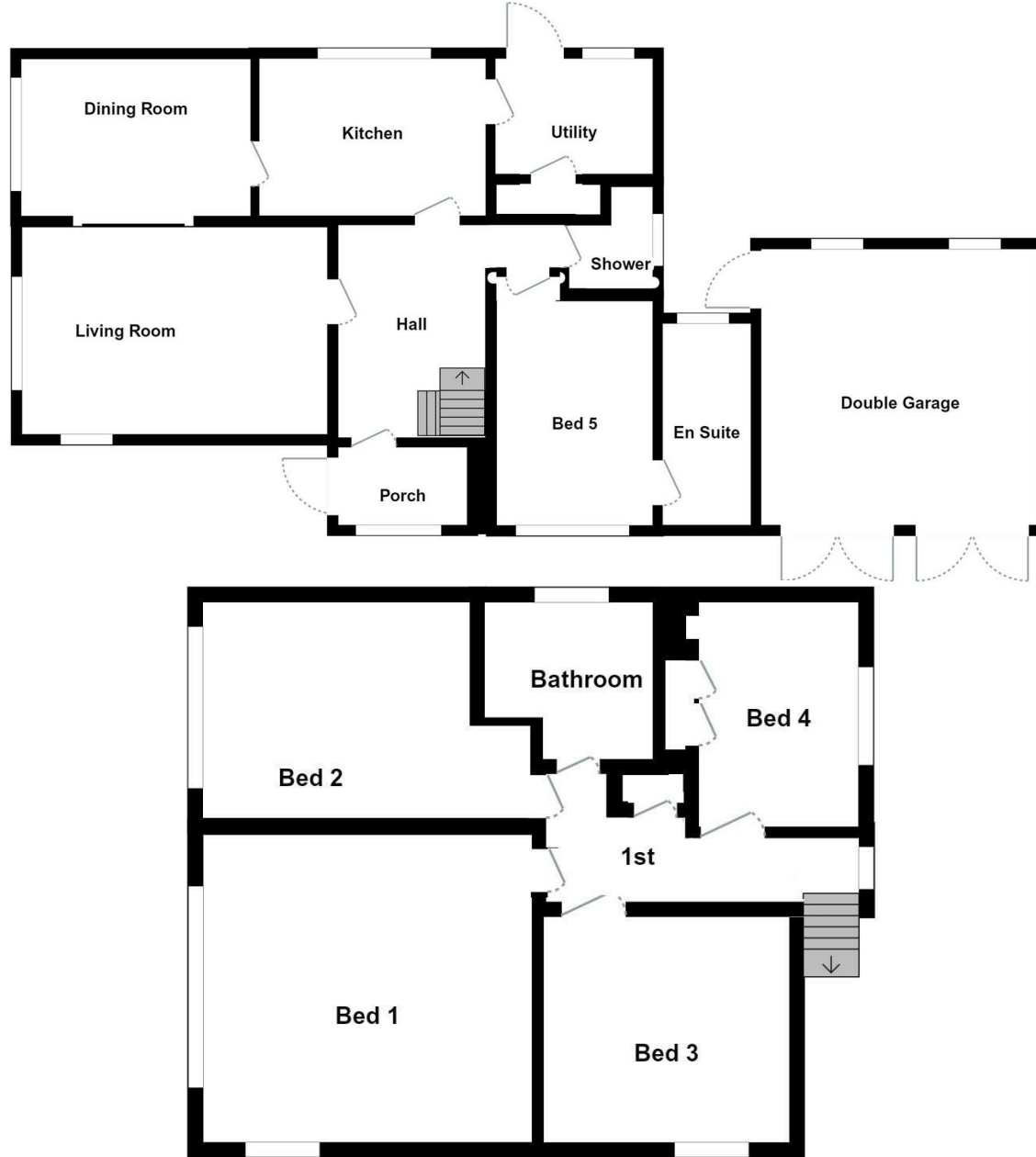
### Tenure and Additional Information

We have been advised by the seller that the property is freehold.









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. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	79
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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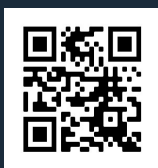
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