



Yarrow Close

| Westfield Park, St Fagans | Cardiff | CF5 4QS



YARROW CLOSE

Offers In Excess Of £240,000



Rear

Enclosed garden with paved patio and lawn. Raised borders. Flowers, shrubs and vegetable boxes. Gate access to the front.

Additional Information

We have been advised by the vendor that the property is Freehold. The vendor has also advised that they are having new windows installed to the property.

Tucked away in this quiet cul de sac on this popular development in St Fagans is this immaculate three bedroom semi-detached home. Stylish yet so homely and completely transformed, the accommodation briefly comprises: Entrance Hall, Cloakroom, Lounge, Dining Room opening up to the modern fitted Kitchen to the ground floor. To the first floor are Three Bedrooms and a Family Bathroom. The property further benefits from a good size south-facing rear garden as well as off-street parking at the front. Yarrow Close is located on Westfield Park and is an ideal commuter location thanks to Cardiff city and M4 being easily accessible along with Culverhouse Cross. There are a good variety of local shops nearby and public transport links too. Internal viewings are a must!

Entrance

Entered via a double-glazed composite door to the front into the hallway.

Hallway

Stairs to the first floor. Radiator. Door to a cloakroom.

Cloakroom

Obscure double-glazed window to the front. W/c and wash hand basin. Radiator. Wood laminate floor.

Lounge

12'7" x 14'7" max
Double-glazed window to the front. Radiator. Wood laminate floor. French doors to the dining room.

Dining Room

8'2" x 10'7"
Double-glazed French doors to the rear. Radiator. wood laminate floor. Built-in cupboard.

Kitchen

10'7" x 7'3"
Double-glazed pvc window to the rear. Doorway from the dining room. The kitchen is fitted with wall and base units with worktops. Underlighting. Five-ring gas hob, integrated oven with cooker hood over and stainless steel splash back. Sink and drainer. Space and plumbing for washing machine and tumble. Integrated wine fridge. Space for fridge freezer. Wood laminate floor. Tiled splashback. Concealed Worcester gas combination boiler.

FIRST FLOOR

Stairs from the entrance hall with a wooden hand rail.

Landing

Double-glazed window to the side. Loft access. Bannister. Linen cupboard.

Bedroom One

13'4" x 9'1"
Double-glazed window to the rear. Radiator. Recess for wardrobe.

Bedroom Two

11'11" x 8'2"
Double-glazed window to the front. Radiator.

Bedroom Three

7'4" x 7' expanding to 8'9"
Double-glazed window to the front. Radiator. Built-in cupboard.

Bathroom

6'3" x 6'6"
Obscure double-glazed window to the rear. P-shaped bath with shower over, w/c and wash hand basin. Vanity cupboard. Spotlights. Extractor fan. Part tiled walls. Laminate floor.

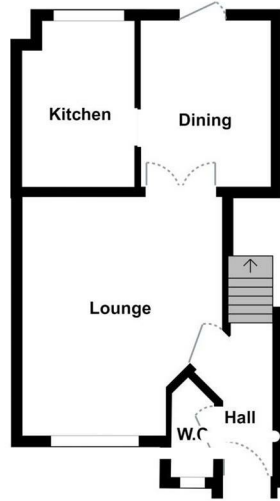
OUTSIDE

Front

Off-street driveway to the side. Lawn.

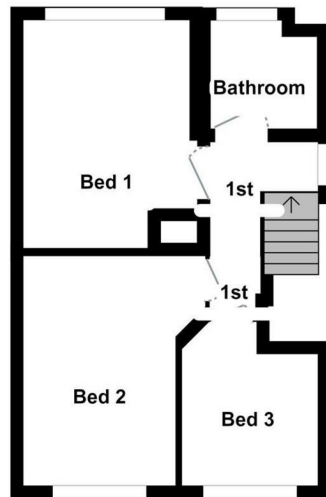


Call Hern & Crabtree to arrange a viewing on **02920 555 198**



For illustration purposes only. Not to scale.

Ground Floor



For illustration purposes only. Not to scale.

1st Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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.