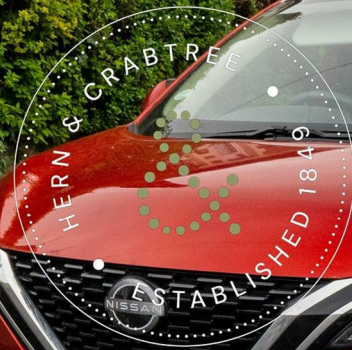




# St Fagans Road

| Fairwater | Cardiff | CF5 3AJ



# ST FAGANS ROAD

Guide Price £275,000



shrubs, wrought iron pedestrian gate.

## Tenure

We have been advised by the seller that the property is freehold. Council Tax band is D.

No Chain! A charming, extended, three bedroom house located on St Fagans Road in Fairwater. This semi-detached stone fronted house, built in the 1900s boasts a classic appeal with a modern twist.

Tastefully presented throughout, the open plan kitchen/diner takes centre stage with a separate living space, and a modern four piece bathroom suite to the ground floor. To the first floor are Three Bedrooms and a W.C The extensive, well stocked rear garden is a hidden gem, providing a tranquil outdoor space for gardening, hosting, or simply enjoying sipping your morning coffee in this peaceful setting.

St Fagans Road is perfectly placed a short distance away from Waungron Park and Train Station, making it perfect for commuters. Fairwater Green and all of local amenities and shops are also close by.

Don't miss the opportunity to make this house your home - a perfect blend of character, comfort, and convenience. Be quick and book early!

## Entrance

Entered via a double glazed composite front door, opens into kitchen diner.

## Kitchen/Diner

26'2 max x 11'2 max

Double glazed window to the side, double glazed skylight window and double glazed door to the garden, kitchen fitted with a range of wall and base units with wood worktop over, space for a gas range cooker with cooker hood above and oven, one and a half bowl ceramic sink and drainer, plumbing for a washing machine, integrated slimline dishwasher, integrated fridge/freezer, oakwood flooring.

Dining area has oakwood floor, radiator, stairs to the first floor.

## Lounge

10'11 x 12'4 max

Double glazed bay window to the front, two radiators, built in cupboard, picture rail.

## Downstairs Bathroom

5'10 max x 11' max  
Double obscure glazed window to the rear and side, a four piece suite comprising, a rolltop freestanding bath with central mixer, shower quadrant with plumbed shower, w.c and wash hand basin, heated towel rail, extractor fan, airing cupboard with gas combination boiler, part tiled walls, tiled floor.

## First Floor Bathroom

Stairs rise up from the dining area with wooden handrail and spindles, access to loft space.

## Bedroom One

9' x 10'11 max

Twin double glazed window to the front, radiator, access to loft space, fitted wardrobe, wood laminate floor.

## Bedroom Two

7'9 x 9'6 max

Double glaze window to the rear, radiator, recess for wardrobe.

## Cloakroom

With w.c and wash hand basin, pvc walls, vinyl floor.

## Bedroom Three

9'9 x 6'5

Double glazed window to the rear, radiator.

## Rear Garden

Enclosed garden, landscaped with mature shrubs, trees and flower borders, patio, lawn, gate to the front.

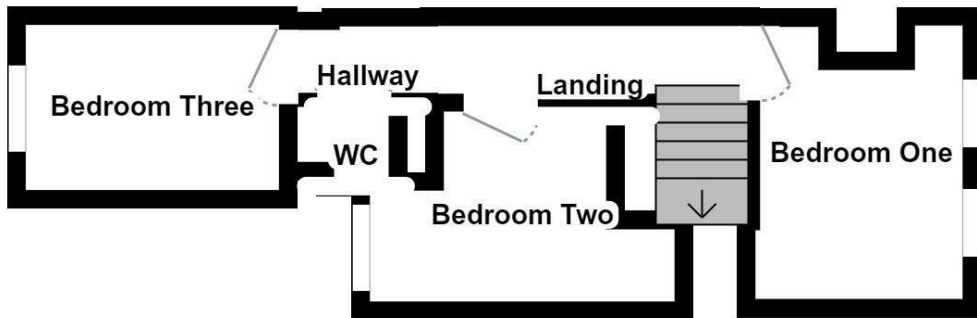
## Front

Mature hedges, lawn, and



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

<https://www.hern-crabtree.co.uk>



**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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ  
 Tel: 02920 555 198 Email: llandaff@hern-crabtree.co.uk

<https://www.hern-crabtree.co.uk>



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.