



£650,000 Freehold

St. Fagans Drive | Cardiff | CF5 6EF

Hern
Crabtree

No chain. Perfectly nestled away in the quiet residential street of St Fagans Drive, is this four bedroom detached house set on a generous size plot that boasts a light and spacious and versatile layout.

Offering excellent potential throughout, the property and plot size allows for endless possibilities to make it your own. The quiet cul-de-sac location ensures peace and tranquillity, making it an ideal retreat from the hustle and bustle of city life.

With its four bedrooms, spacious living areas, and well stocked side and rear gardens, this property is a fantastic opportunity for those looking for a project. Don't miss out on the chance to make this house your own and create lasting memories in this wonderful setting.

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 Hall

Entered via wood front door with obscure glazed windows to the front into an L shaped hallway, marble tiled floor, open stairs leading to the first floor, radiator, concealed storage.

Cloakroom

Obscure glazed window to the front, w.c and wash hand basin, part tiled wall, marble tiled floor.

Sitting Room and Living Room 31'3 max x 13'7 max

A split-level room divides the Sitting Room and Living Room. From the Sitting Room there are French doors leading out to the rear garden, tiled

floor, two steps to living area with bi fold wood doors leading to the conservatory, two radiators, chimney breast fireplace, tiled floor.

Conservatory 15'4 max x 16'7 max

Double glazed wood conservatory with glazed window to the rear, double glazed French doors, glass roof, two radiators, power and light, tiled floor.

Dining Room 14'9 x 10'5 expanding to 15'

Double glazed box bay window to the rear and double glazed window to the side, two radiators.

Kitchen/Breakfast Room 15' max x 13'9 narrowing to 10'11

Double glazed window and bay window to the front, wall and base units with worktop over, a sitting breakfast area, four ring electric hob and integrated double oven and grill, twin sinks, plumbing for a dishwasher, space for further appliances, radiator, tiled floor, door to utility.

Utility 5'9 x 17'4 max

Single glazed wood windows to the side and door to side car port, sink and drainer, plumbing for a washing machine, space for further appliances, a Baxi boiler.

First Floor Landing

Stairs rise up from the entrance hall with a dogleg staircase, double glazed skylight window, airing cupboard with hot water cylinder and pump, radiator.

Bedroom One 16'10 x 8'7 expanding to 15'2 x 16'4

Double glazed box bay window to the rear and door to a sitting balcony, single glazed window to the side, two radiators, fitted wardrobes, door to ensuite.

En Suite 5'6 x 6'5

Single obscure glazed wood window to the side, bath with shower over, w.c and wash hand basin, shaver point, radiator, tiled walls.



Bedroom Two 11'3 x 10'11

Double glazed window to the rear, radiator, fitted wardrobes.

Bedroom Three 13'10 max x 10'10 max

Double glazed box bay window to the front, two radiators, fitted wardrobes.

Bedroom Four 8' max x 8'4 max

Double glazed window to the front, radiator.

Bathroom 11'11 max x 8'1 max

Single obscure glazed window to the side, recess shower, bath, w.c and vanity wash hand basin, radiator, tiled walls and tiled floor, shaver point.

Rear Garden

Landscaped garden, mature hedges, lawns and trees, shrubs and flower borders, patio, outside lighting.

Garage 14'11" max x 15'10"

Integral garage with roller shutter door, power and light. ** please note, the measurement do not take into account the door width***

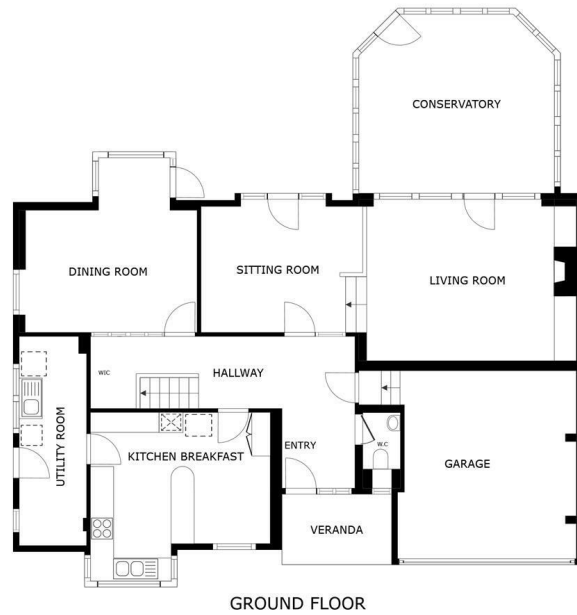
Front

Driveway for several vehicles, mature shrubs, trees and flower borders, wraps around to the side, one side has a lawn area, shrubs and trees, and the other has further lawn, mature trees, cold water tap, and a single car port.

Tenure

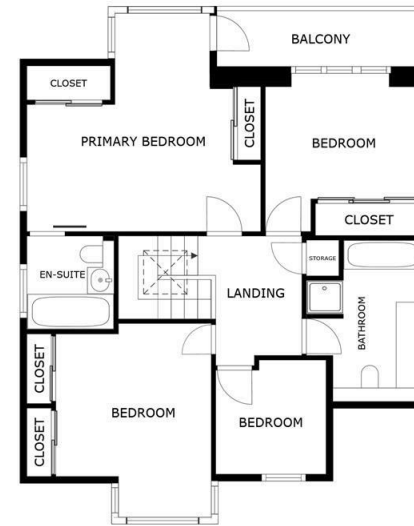
We have been advised by the seller that the property is freehold.





GROUND FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR 129.8 m² (1,398 sq.ft.) FIRST FLOOR 82.5 m² (888 sq.ft.)
 EXCLUDED AREAS : GARAGE 23.2 m² (250 sq.ft.) VERANDA 5.2 m² (56 sq.ft.) BALCONY 5.9 m² (64 sq.ft.)
 TOTAL : 212.4 m² (2,286 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



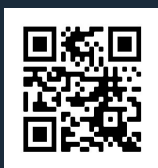
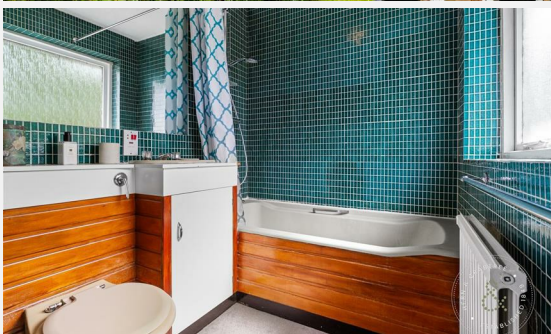
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(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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