



St. Fagans Road
| Fairwater | Cardiff | CF5 3AH



ST. FAGANS ROAD

Guide Price £250,000



No chain. A larger style three bedroom mid-terrace house located a stones throw away from Fairwater Green. In need of modernisation throughout, but offering excellent potential, this would be perfect home for anyone that wants to put their own stamp on.

The light and spacious accommodation briefly comprises: Entrance Hall, Lounge with a box bay window, Dining Room and Fitted Kitchen to the ground floor. To the first floor are Two Large Bedrooms, a further Single Bedroom and a family Bathroom. The property further benefits from a pretty front garden and a generous rear garden.

The property is located close to Fairwater Green that offers an array of shops, a café, a pub and local amenities. There are also good public transport links to and from Cardiff City Centre. Internal viewings are an absolute must!

Entrance Hall

Entered via a stained glass door, matching windows either side. Stairs to the first floor. Picture rail, dado rail. Doors to:

Lounge

14'8 x 14'9 max

Single glazed wood bay window to the front. Traditional fireplace, picture rail, wood parquet flooring.

Dining Room

12'0 x 12'11

Single glazed wood windows and doors to the rear garden. Picture rail, feature fireplace. Wood parquet flooring.

Kitchen

9'7 x 12'10

Single glazed windows to the rear, single glazed door. Kitchen if fitted with a stainless steel sink and drainer, traditional welsh dresser. Gas line for cooker. Pantry cupboard.

First Floor

Stairs from the hallway with wooden hand rail and spindles.

Landing

Small loft access hatch, banister, doors to:

Bedroom One

14'9 max x 13'10 max

Single glazed box bay window to the front, feature fireplace. Picture rail.

Bedroom Two

13'0 max x 14'10 max

Single glazed wood window to the rear, airing cupboard with a hot water tank. Feature fireplace, picture rail.

Bedroom Three

7'11 x 9'2

Single glazed window to the front, picture rail.

Bathroom

7'0 x 5'10

WC, wash basin, bath. Part

tiled wall, single obscure glazed wood window to the rear.

External

Front

Mature front garden with shrubs, trees, flower borders and a path to the front door. Gate to front. Storm porch to entrance.

Rear Garden

Split part way with timber fence, concrete patio area, path leading to the rear. Mature lawns, trees and flower borders. Timber frame storage shed. Two outbuildings. Rear lane access currently with a pedestrian gate.

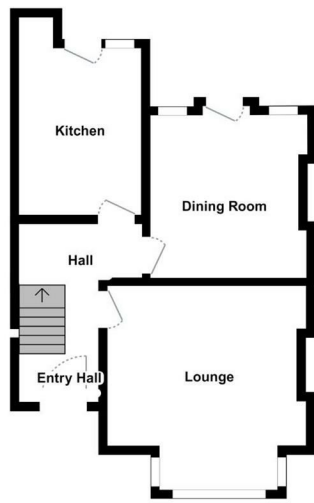
Additional Information

We have been advised by the vendor that the property is Freehold. EPC - coming soon



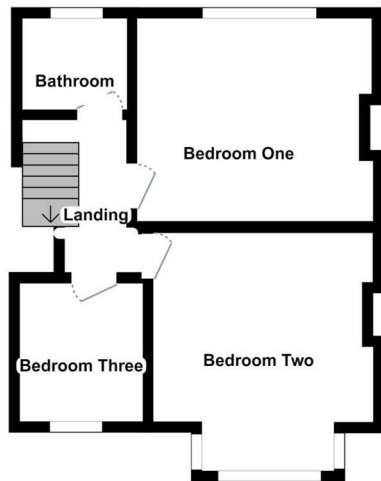
Call Hern & Crabtree to arrange a viewing on **02920 555 198**

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



For illustration purposes only. Not to scale.

Ground Floor



For illustration purposes only. Not to scale.

First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	18	
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC



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<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.