



£525,000

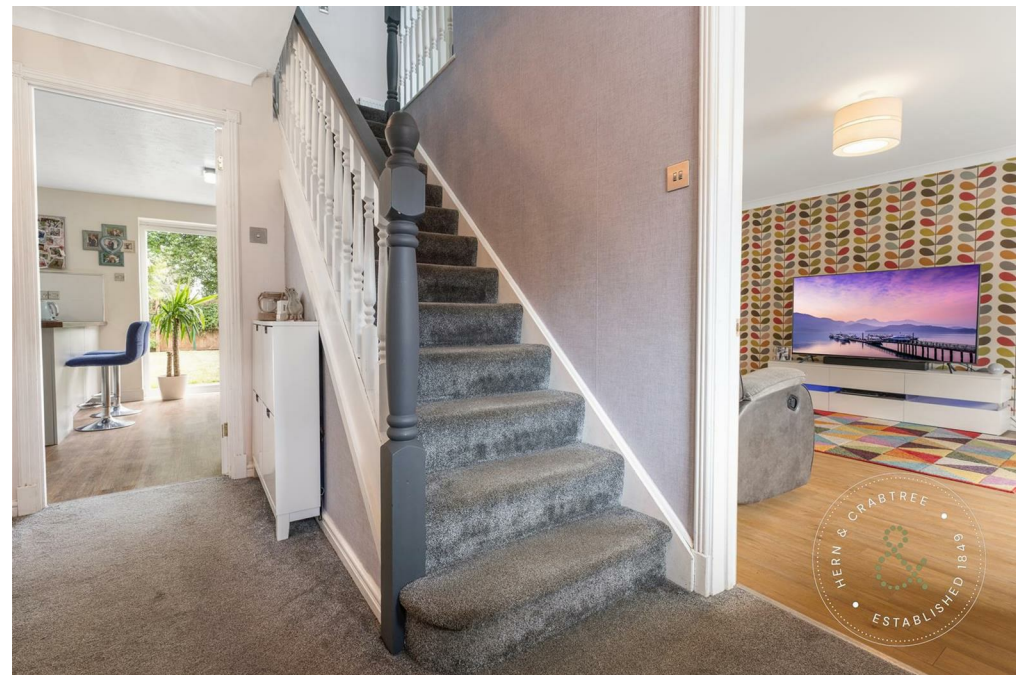
Ffordd-Y-Barcer | Cardiff | CF5 4QP

Hern &
Crabtree

Quite simply stunning. Set on a fantastic size generous plot is this beautifully presented four bedroom detached family home tucked away in this quiet cul de sac in St Fagans. With ample living space, four good size bedrooms and a double garage, this would make a wonderful property for a growing family.

Light and spacious throughout, with an open plan kitchen/diner taking centre stage, the accommodation current comprising: Entrance Hall, Cloakroom, Study, Lounge with double doors into the Dining Room, a open plan Kitchen/Diner and Utility Room to the ground floor. To the first floor are Four Good Size Bedrooms with an En-Suite to the Master and a Family Bathroom. The property further benefits from a generous size, L shaped flat rear garden as well as having a double garage and off street parking to the front.

Ffordd Y Barcer is perfectly placed off Denison Way and is located within close proximity to Culverhouse Cross, there are a good selection of amenities and 24hour grocery stores along with excellent M4 access and link road to Cardiff city centre. St Fagans is popular amongst outdoor enthusiasts thanks to the variety of country walks on the door step. Internal viewings are highly recommended!



Entrance

Entered via a double glazed pvc door to the front with matching matching obscure window. Storm Porch with lighting.

Hallway

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

Cloakroom

Obscure double-glazed window to the front. W/c and vanity wash hand basin. Radiator. Laminate flooring.

Lounge 16'9" x 13'2"

Double-glazed window to the front. Radiator. Wood laminate flooring. Squared off arch to the dining room.

Dining Room 13'2" x 10'

Double-glazed French doors to the garden. Door to the kitchen. Wood laminate flooring. Radiator.

Kitchen/Breakfast Room 17'1" max x 12' max

Double-glazed French doors to the rear garden. The kitchen is fitted with wall and base units and worktops. Four-ring gas hob, integrated double oven grill with cooker hood and splashback. Space and plumbing for a dishwasher. Sink and drainer. Breakfast bar. Radiator. Wood laminate flooring. Archway to a utility room.

Utility Room 4'10" x 6'8"

Double-glazed obscure door to the side leading out to the gardens. Ideal gas boiler. Space and plumbing for washing machine. Space for a tumble dryer. Wall and base storage. Built-in cupboard.

FIRST FLOOR

Stairs from the entrance hall with wooden hand rail and spindles.

Landing

Bannister. Loft access hatch. Radiator. Linen cupboard housing the hot waster tank.

Bedroom One 13' x 13'3"

Double-glazed window to the front. Radiator. Built-in mirrored wardrobe. Door to the en-suite.

En-suite 6'10" x 6'3"

Obscure double-glazed window to the front. Shower with glass block work for light, w/c and wash hand basin. Vanity cupboard. Heated towel rail. Light up shaving mirror.

Bedroom Two 10'1" x 10'2"

Double-glazed window to the front. Radiator. Built-in mirrored wardrobe.

Bedroom Three 10' x 11'

Double-glazed window to the rear. Radiator. Built-in mirrored wardrobe.



Bedroom Four 9'9" x 10'1"

Double-glazed window to the rear. Radiator. Built-in mirrored wardrobe.

Bathroom 10'1" x 6'1"

Obscure double-glazed window to the rear. Bath with a central mixer tap, w/c and vanity wash hand basin. Heated towel rail.

OUTSIDE

Front

Ample off-street parking for several cars leads to a double garage. Gate to the rear garden. Storm porch. Slate paved path and slate chippings. Mature shrubs.

Rear

Enclosed rear garden with a slate patio and part astroturf. A large lawn that wraps around to one side with a mature tree. Further trees and flower borders. Further patio sitting area. Door access to the garage. Cold water tap. Outside light.

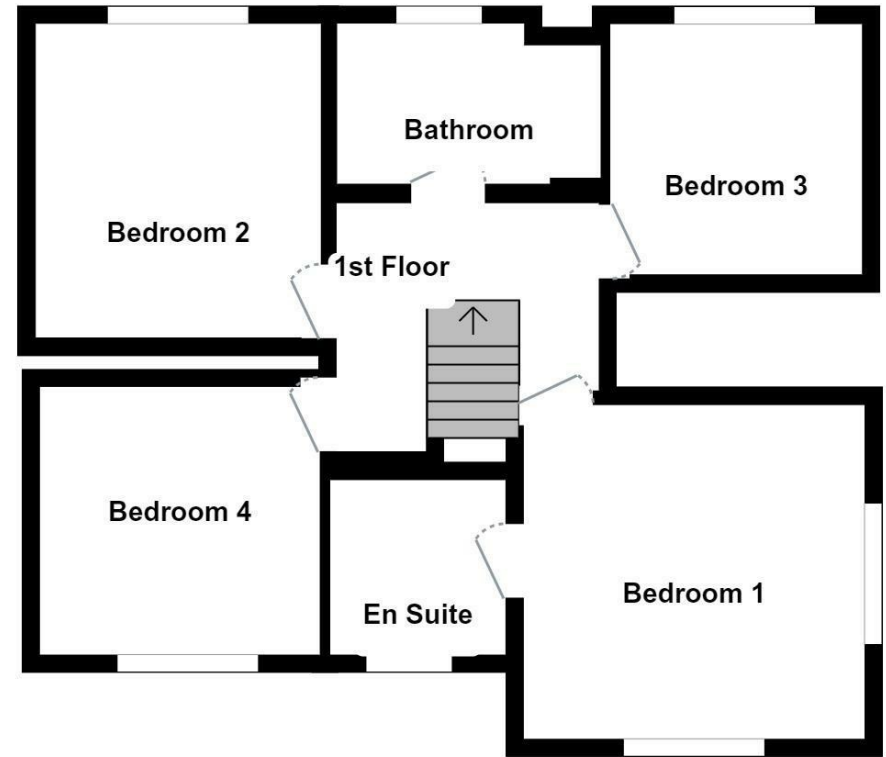
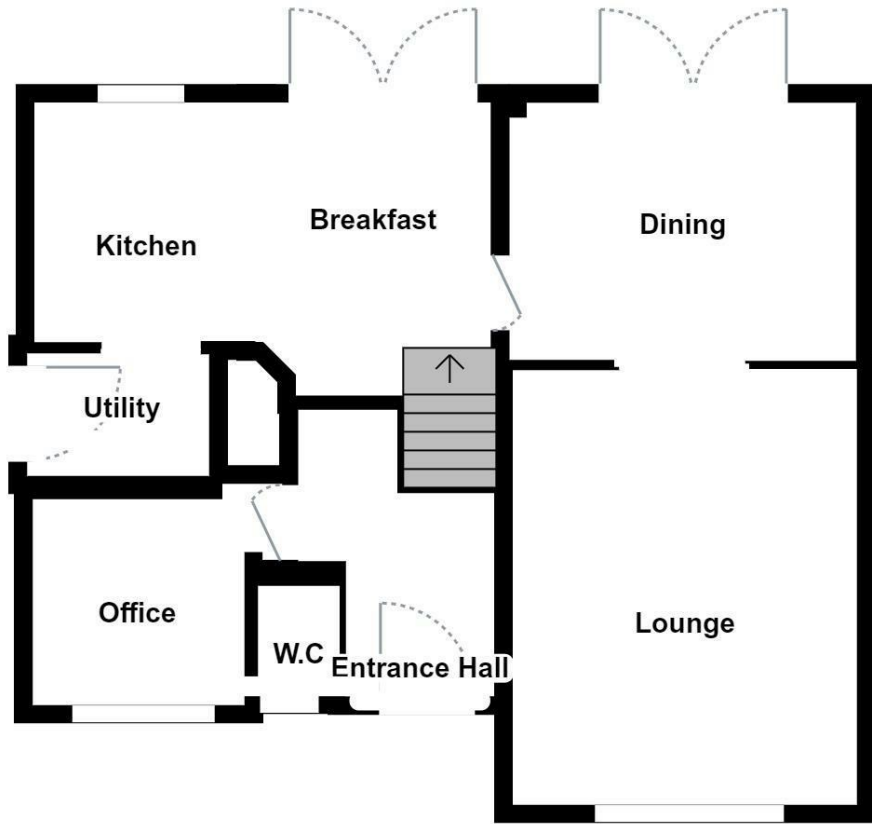
Garage

Detached double garage with twin single up and over doors.

Additional Information

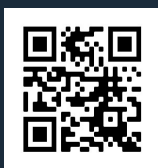
We have been advised by the vendor that the property is Freehold. Epc -





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		73	83
(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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