



St. Fagans Road

| Fairwater | Cardiff | CF5 3AE

ST. FAGANS ROAD

Guide Price £269,950



No Chain! A traditional 1930's double bay three bedroom semi-detached house placed a stones throw away from Waungron Park and Train Station. In need of modernisation but offering excellent potential, this is a perfect property for those wanting to create their own space and put their own stamp on.

The accommodation briefly comprises: Entrance Hall, Lounge, Sitting Room, Dining Room opening up into the Fitted Kitchen to the ground floor. To the first floor are Three Bedrooms and a Family Bathroom. The property further benefits from generous front and rear gardens as well as a single garage with rear lane access.

St Fagans Road is placed on the cusp of Llandaff and Fairwater and is located within a short walk of Waungron Park and Train Station. Fairwater Green is also located a short distance away offering a good selection of shops and amenities. Internal viewings are highly recommended!

Entrance Hall

Entered via a obscure double glazed and leaded upvc front door double obscure glazed windows either side and above, stairs to the first floor with open storage beneath, panelled radiator, telephone point, cupboard housing the electricity meters.

Lounge

12'04 into recess x 13'01 into bay

Double glazed bay window to the front, panelled radiator, power points.

Sitting Room

11'04 into recess x 14'01 Double glazed French patio doors to the rear garden, panelled radiator, poper points and TV point, gas flame effect fire with tiled hearth and surround.

Breakfast Room

6'04 x 8'

Double glazed window to the side, panelled radiator, power points, archway to the kitchen.

Kitchen

10'11 max x 5'11

Fitted with a range of wall and base units, tiled splashbacks, a free standing gas cooker, single bowl stainless steel sink and drainer with a mixer tap, space and plumbing for a washing machine, power points, double glazed window to the side, obscure double glazed upvc door leading out to the rear garden.

First Floor Landing

Stairs rise up from the hall, access to loft space, power point, doors to all rooms.

Bedroom One

12'06 into the recess x 13'01 into bay

Double glazed bay window to the front, panelled radiator.

Bedroom Two

12'07 max x 11'03

Double glazed window to the rear, panelled radiator, built in storage cupboard housing the gas combination boiler and shelving.

Bedroom Three

7'07 x 5'05

Double glazed window to the front, panelled radiator.

Bathroom

A three piece suite in white comprising panelled bath with a Triton electric shower over, a low level w.c and wash hand basin, panelled radiator, obscure double glazed window to the rear.

Rear Garden

Enclosed garden with a brick wall, concrete area, mature trees and shrubs, greenhouse, cold water tap, gate to lane access and gate to side leading to the front. An outside w.c.

Garage

A single garage with door to front and pedestrian door to side.

Front

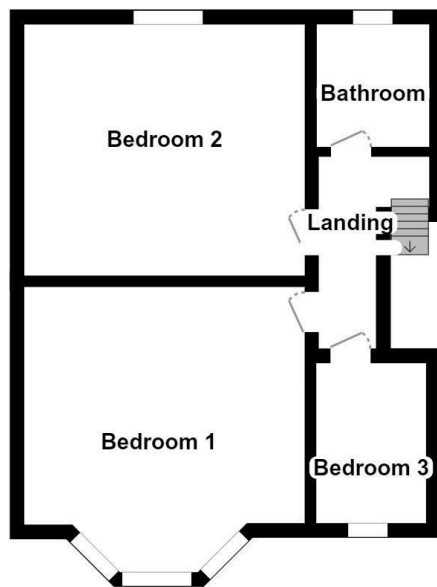
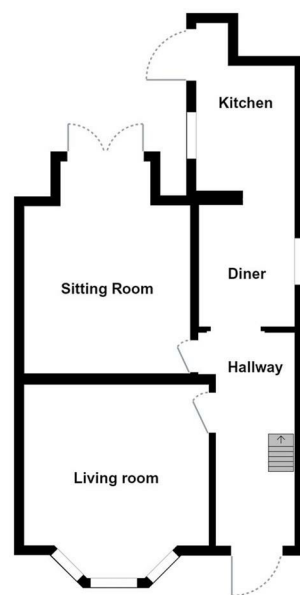
A low level brick wall, paved area with shrubs.

Tenure

We have been advised by the seller that the property is freehold. The council tax band is



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



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 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.