



St. Fagans Road

| Fairwater | Cardiff | CF5 3EU



ST. FAGANS ROAD

Guide Price £325,000



over, space for appliances, stainless steel sink and drainer.

Annex Bathroom 7'2 x 4'10

Double obscure glazed window to the side, walk in shower, w.c and wash hand basin, heated towel rail, tiled walls.

Rear Garden

Enclosed paved garden, low rise wall and fencing, small lawn area, raised decking area, flower borders, cold water tap, garden shed, access to the garage.

Front

Paved parking area.

Tenure and additional information

We have been advised by the seller that the property is freehold. Council tax band E.

No Chain. A fantastic opportunity to acquire this extended and versatile, three bedroom semi-detached house that comes with its own self contained annex placed on St Fagans Road in Fairwater.

Inside the main house the accommodation comprises: entrance hall, sitting room, modern open plan kitchen/breakfast room, utility area, home office and shower room on the ground floor and to the first floor there is a landing, three bedrooms and shower room. There is an enclosed garden to the rear with a large driveway to the front.

The annex comprises of lounge/kitchenette/bedroom and shower room with its own private entrance. It would be ideal for someone who wants everything on one level, older parents or for teenagers who want their own space.

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!

MAIN HOUSE

Entrance Hall

Entered via composite door, stairs to the first floor with understairs storage, radiator, wooden floor.

Living Room 14'4 x 10'10

Double glazed window to the front, radiator, coved ceiling, parquet flooring.

Kitchen 17'10 x 10'7

Double glazed window and patio doors to the rear, wall and base units with worktop over, a five-ring gas hob with cooker hood above and gas oven and grill, stainless steel sink and drainer, space for additional appliances.

Inner Lobby 10'11 x 10'9

Double glazed window to the front, space and plumbing for a washing

machine and tumble dryer, cupboard housing the boiler, laminate flooring.

Downstairs Bathroom 5'6 x 4'2

Double obscure glazed window to the rear, a walk-in shower, w.c and wash hand basin, heated towel rail, laminate flooring.

First Floor Landing

Stairs rise up from the hall, double glazed window to the side, coved ceiling, access to loft space.

Bedroom

Bedroom One 10'9 x 11'10 max

Double glazed window to the front, radiator, coved ceiling, built in storage which is 10'2 x 2'10

Bedroom Two 11'4 x 8'4 max

Double glazed window to the rear, radiator, fitted

wardrobes, laminate flooring.

Bedroom Three 7'10 x 6'

Double glazed window to the front, coved ceiling, built in wardrobe, laminate flooring.

Bathroom 5'5 x 6'5

Double obscure glazed window to the side, corner shower, w.c and wash hand basin, heated towel rail, coved ceiling, part tiled walls, laminate flooring.

ANNEX

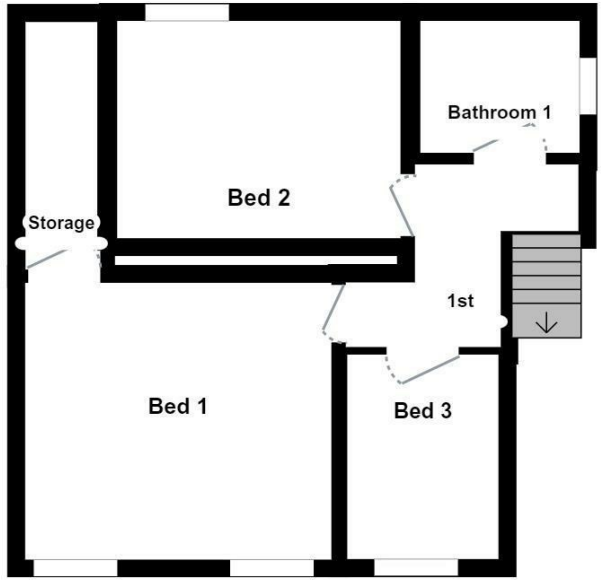
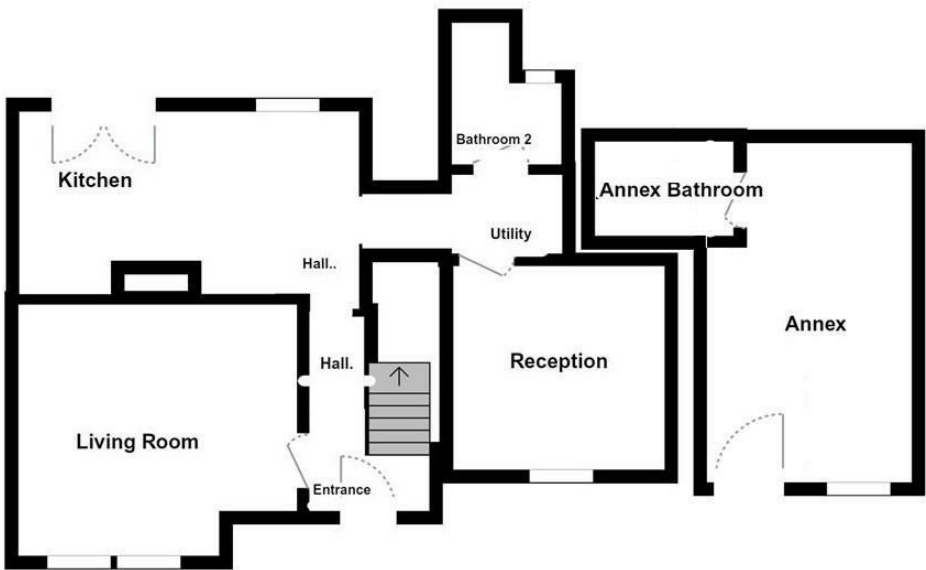
Annex Living/Bedroom/Kitchen 16'6 x 10'2

Entered via a composite door, into living room/bedroom/kitchen, double glazed window to the front, coved ceiling, radiator, wooden flooring. Wall and base units with worktop



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

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Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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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<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.