

# St. Fagans Road

FAIRWATER, CARDIFF, CF5 3AF

GUIDE PRICE £269,950

Hern &  
Crabtree



# St. Fagans Road

No Chain! A traditional, extended three bedroom semi-detached house placed a stones throw away from Waungron Park, Train Station and Fairwater Green. In need of modernisation but offering excellent potential having already been extended, 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, extended Sitting Room/Diner and Fitted Kitchen to the ground floor. To the first floor are Three Bedrooms and a Family Bathroom. The property further benefits from a good size rear garden.

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!



## sq ft

### Entrance

Entered via obscure glazed wooden French doors into the porch area.

### Porch

Wooden glazed door into the hallway.

### Hallway

Coved ceiling. Radiator. Stairs to the first floor with understairs cupboard and cloakroom.

### Cloakroom

Obscure double-glazed window to the side. Tiled walls. Laminate flooring. Low level w/c.

### Sitting Room

12'1" x 13'4"

Double-glazed bay windows to the front. Coved ceiling. Radiator. Wood laminate flooring. Gas fireplace.

### Lounge/Dining Room

21'9" x 11'3"

Double-glazed sliding patio doors to the rear. Coved ceiling. Two radiators. Wood laminate flooring. Gas fireplace. Archway to dining room.

### Kitchen

17'10" x 6'4"

Double-glazed windows to the side and double-glazed door to the rear. The galley-style kitchen is fitted with wall and base units and worktops. Stainless steel sink and drainer. Space and plumbing for fridge and washing machine. Further space for oven and other appliances.

### FIRST FLOOR

Stairs from the hallway.

### Landing

Double-glazed window to the side. Bannister. Loft access hatch.

### Bedroom One

13'£ x 9'3"

Double-glazed windows to the front. Radiator. Built-in fitted mirror wardrobes.

### Bedroom Two

13' x 9'6"

Double-glazed windows to the rear. Radiator. Built-in fitted wardrobes.

### Bedroom Three

6'4" x 6'2"

Double-glazed windows to the rear.

### Bathroom

6'10" x 8'6"

Obscure double-glazed window to the front. Bath, separate walk-in shower, w/c and wash hand basin. Tiled walls. Laminate flooring. Radiator.

### OUTSIDE

#### Front

Steps to the front door. Low-rise brick wall.

#### Rear

Enclosed rear garden with wooden fencing and brick wall. Path to the side leading to a small shed. Mainly laid to lawn with mature shrubs and flower borders. Gate access to the side leading out to the front with a cold water tap.

### Additional Information



# Good old-fashioned service with a modern way of thinking.



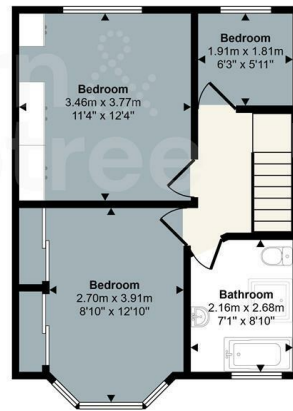
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Approx Gross Internal Area  
97 sq m / 1046 sq ft



Ground Floor  
Approx 56 sq m / 602 sq ft



First Floor  
Approx 41 sq m / 445 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

