

# St. Fagans Road

FAIRWATER, CARDIFF, CF5 3EX

GUIDE PRICE £315,000

**Hern &  
Crabtree**





# St. Fagans Road

A stylish, extended three bedroom mid-terrace house that has been completely transformed throughout to make a wonderful family home. The property is well balanced throughout and is ready for the next owner to move straight in.

The accommodation briefly comprises: Entrance hall, lounge, sitting room opening up into the dining room and a modern fitted kitchen. To the first floor there are three bedrooms and family bathroom. Furthermore, there are stairs leading to a loft room. To the rear, there is a low maintenance rear garden with a summer house and off street parking to the front.

St Fagans Road is perfectly placed within walking distance of Fairwater Green and offers a good selection of local cafés, shops and amenities. There are excellent public transport links to hand via road and rail. Internal viewings are a must!



**1438.00 sq ft**

#### Entrance Hall

Entered via a composite front door with obsucre glazed panels, coved ceiling, stairs to the first floor with understairs storage, radiator, vinyl floor.

#### Living Room

13'9 12'10 max

Duible glazed window to the front, radiator, electric fireplace.

#### Kitchen/Dining Room/Sitting Room

19'7 x 19'2

Double set and single patio doors to the rear, double glazed window to the rear, kitchen fitted with a range of wall and base units with worktops over, plumbing for dishwasher and tumble dryer, a four ring gas hob with integrated oven and microwave, resin sink with draining grooves and mixer tap, space for American style fridge/freezer, digital fireplace, two radiators, part vinyl flooring, part carpeted. skylight window,

#### First Floor Landing

Stairs rise up from the entrance hall, coved ceiling, stairs to the second floor.

#### Bedroom One

9'11 x 13'4

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

#### Bedroom Two

10'1 x 10'3

Double glazed window to the rear, radiator, coved ceiling, built in wardrobes.

#### Bedroom Three

9'3 x 4'11 expanding to 7'4 max

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

#### Bathroom

8'11 x 5'6

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

#### Loft Room

14'4 max x 11'1 max

Stairs rise up from the first floor landing, two skylight windows to the rear, built in storage. Maximum head height is 9'.

#### Rear Garden

Timber framed fencing, paved and decked area, also has Astro turf, cold water tap, outside lighting, gate to rear lane.

#### Summer House

With Power,

#### Front

Block paved to the front.

#### Tenure and Further Information

We have been advised by the seller that the property is freehold. The council tax band is TBC. The seller has advised us that the bathroom and kitchen was fitted approximately a year ago. ( 2024)

Council Tax - D

Epc - D

#### Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.

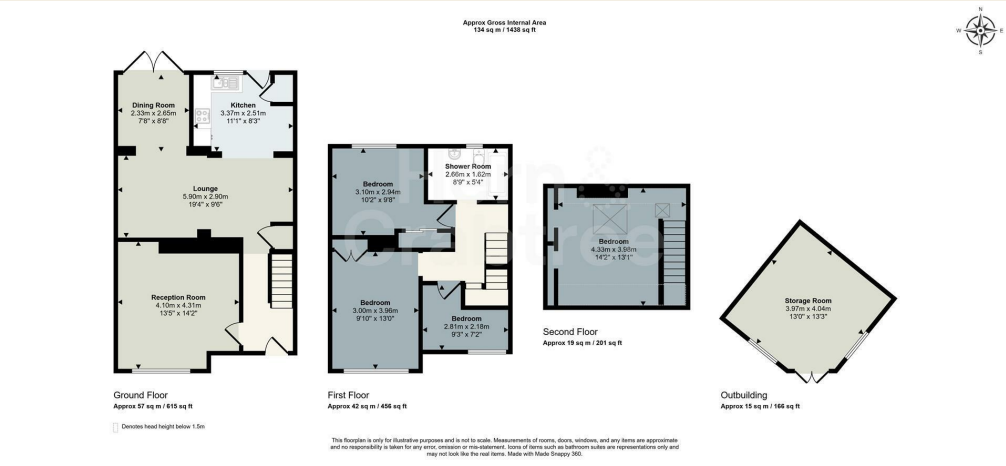




Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	61	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Hern & Crabtree

02920 555 198 | landaff@hern-crabtree.co.uk | hern-crabtree.co.uk | 8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.