

Clos Y Gof

ST. FAGANS, CARDIFF, CF5 4QQ

GUIDE PRICE £280,000

**Hern &
Crabtree**



Clos Y Gof

No Chain. Placed in this quiet cul de sac location in St Fagans is this three bedroom detached family home with a generous sunny aspect rear garden and a single garage.

In need of modernisation but very much a blank canvas ready for the next occupier to put their stamp on, the accommodation briefly comprises: Entrance Hall, Cloakroom, Lounge Opening into the Dining Room with sliding doors into a Conservatory and a Fitted Kitchen to the ground floor. To the first floor are Three Bedrooms and a Shower Room. The property further benefits from a good size, landscaped rear garden as well as off street parking and a single garage.

Clos Y Gof is nestled away 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. Internal viewings are a must!



999.00 sq ft

Entrance

Entered via a wood front door, coved ceiling, stairs to the first floor with understairs storage, radiator, laminate flooring.

Cloakroom

Double obscure glazed window to the front, w.c and wash hand basin, radiator, laminate floor.

Lounge/dining room

25'4 x 10'4

Double glazed window to the front, radiator, coved ceiling, patio doors lead to the conservatory, electric fire with wooden mantel and stone hearth.

Conservatory

10'2 x 9'7

Double glazed windows, patio door to the rear.

Kitchen

9'8 x 8'5

Double glazed window to the rear and door to the side, kitchen fitted with wall and base units with worktop over, a four ring gas hob with gas oven and grill, one and a half bowl sink and drainer, plumbing for a washing machine, integrated fridge, radiator, breakfast bar.

First Floor Landing

Stairs rise up from entrance hall, access to loft space, storage cupboard housing the water boiler.

Bedroom One

10'6 x 12' max

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

Bedroom Two

10'2 x 10' max

Double glazed window to the rear, radiator, built in wardrobe.

Bedroom Three

7'10 x 7'9

Double glazed window to the front, radiator.

Bathroom

6'9 x 5'6

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

Rear Garden

Paved area, steps up to lawn area, wooden fencing to sides and rear, cold water tap, greenhouse and garden shed.

Side

A coved area with lockable door and cold water tap.

Garage

A single garage with up and over door to the front, power.

Front

Driveway parking, paved and gravel area.

Tenure

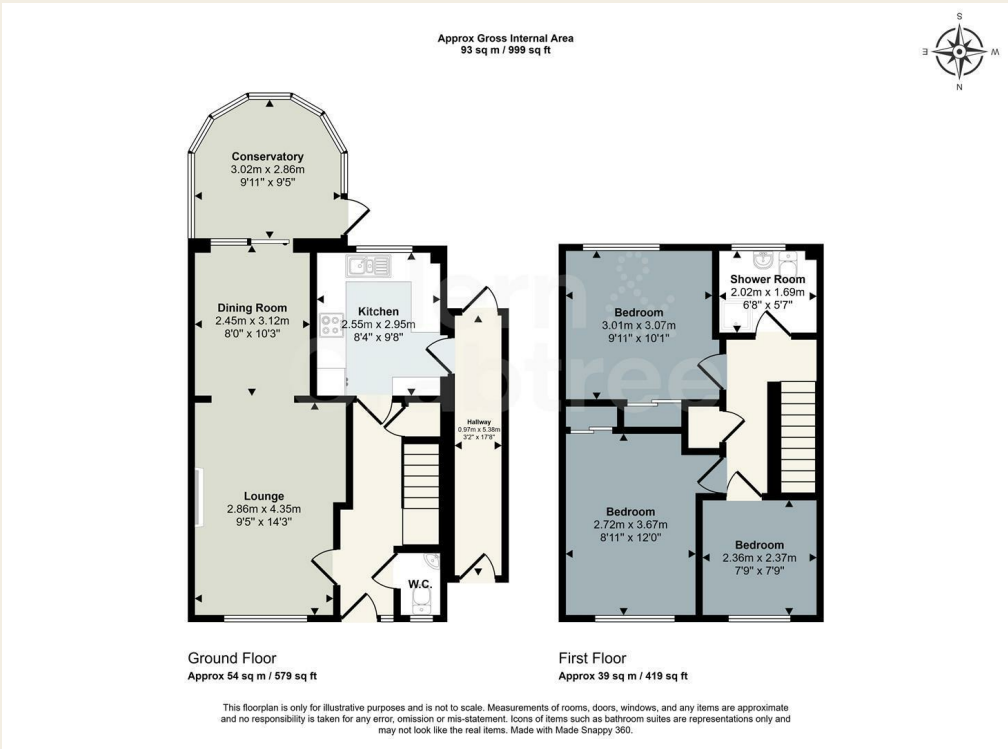
We have been advised by the seller that the property is freehold and the council tax band is

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