

Heol Gwern Edyddan

ST FAGANS, CARDIFF, CF5 6FR

OFFERS IN EXCESS OF £315,000

**Hern &
Crabtree**



Heol Gwern Edyddan

A stylish and beautifully presented semi-detached house located on this popular new home development on the cusp of Radyr and St Fagans. With plenty of upgrades and fantastic open plan kitchen/diner taking centre stage, this property will certainly prove to be popular.

The accommodation briefly comprises: Entrance hallway, cloakroom, lounge, open plan kitchen/diner with french doors out onto the rear garden to the ground floor. To the first floor are three bedrooms with an ensuite to the master and a family bathroom. The property further benefits from an good size rear garden as well as having a driveway to the side.

Heol Gwern Edyddan is situated on the outskirts of the village of St Fagans, which is rural and yet within easy access to the M4 link road, Culverhouse Cross and the Llantrisant Road. Also within a short drive or bus ride to Radyr village providing a number of convenient stores, train station, doctors surgery, tennis & golf clubs and highly regarded primary & secondary schools.



802.00 sq ft

Entrance Hall

Entered via a composite front door, stairs to the first floor, radiator, laminate floor.

Cloakroom

Fitted with w.c and wash hand basin, radiator, laminate floor.

Living Room

16'6 x 11'9 max
Double glazed window to the front, radiator.

Kitchen

15' x 11'4
Double glazed window to the rear and double glazed patio doors lead out to the garden, kitchen fitted with a range of wall and base units with worktop over, understairs storage cupboard, a four ring gas hob with electric oven and grill, integrated fridge and freezer, cupboard housing the combination boiler, integrated dishwasher and washing machine, radiator, laminate floor.

First Floor Landing

Stairs rise up from hall, access to loft space, radiator, airing cupboard.

Bedroom One

8'5 x 11'11
Double glazed window to the front, radiator.

En Suite

8'5 x 4'5
Fitted with a white suite comprising, walk in shower, w.c and wash hand basin, radiator.

Bedroom Two

8'6 x 8'5
Double glazed window to the rear, radiator, built in wardrobe.

Bedroom Three

8'9 x 6'3
Double glazed window to the front, radiator, two built in wardrobes.

Bathroom

6'2 x 5'6
Double obscure glazed window to the rear, a three piece suite in white comprising bath with shower over, w.c and wash hand basin, radiator.

Rear Garden

Enclosed by brick wall and timber fence, paved patio area, lawn and decked sitting area, garden shed, cold water tap, gate to side parking.

Front

Gravel area.

Tenure and additional information

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

Disclaimer

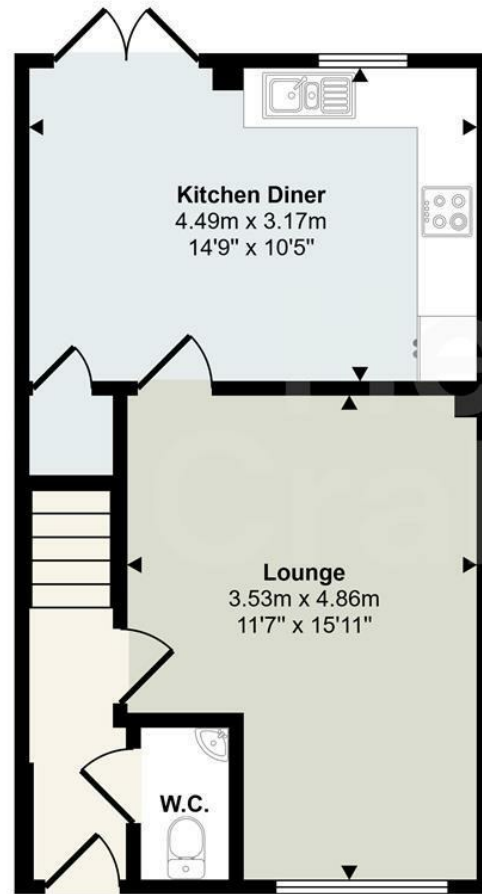
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.





Approx Gross Internal Area
75 sq m / 802 sq ft



Ground Floor
Approx 37 sq m / 399 sq ft



First Floor
Approx 37 sq m / 403 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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

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



Hern & Crabtree

☎ 02920 555 198 ✉ llandaff@hern-crabtree.co.uk ▶ hern-crabtree.co.uk 📍 8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ

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