

St. Fagans Road

FAIRWATER, CARDIFF, CF5 3AJ

GUIDE PRICE £320,000

**Hern &
Crabtree**



St. Fagans Road

A rare opportunity to acquire one of the few detached houses in Fairwater, ideally located next to Waungron Park and train station. This beautifully presented home has been finished to an excellent standard throughout by the current owners, offering a turn-key opportunity for its next occupier.

The spacious accommodation briefly comprises: entrance hall, cloakroom, a generous lounge, and a dining room that opens into a sleek, modern fitted kitchen with sliding doors leading out to the rear garden.

Upstairs, the first floor features two bedrooms and a contemporary four-piece bathroom suite. A further staircase leads to the third bedroom, which benefits from its own W.C.

The rear garden has been thoughtfully designed and includes a seating area, hot tub and a dedicated sauna/gym area—perfect for relaxation and entertaining.

St Fagans Road is perfectly placed a short distance away from Waungron Park and Train Station, making it perfect for commuters. Fairwater Green and all of local amenities and shops are also close by.

This is a truly special home and not one to be missed.



1107.00 sq ft

Entrance

Storm porch to the front with tiled floor, then into hallway via the front door, double obscure glazed window to the side, radiator, tiled floor.

Cloakroom

Double obscure glazed window to the side, w.c and wash hand basin, radiator, cupboard housing the combination boiler and space for a washing machine, tiled floor.

Living Room

12'5 x 11 '4

Two double glazed bay windows to the front, radiator, fireplace with wood burner set on a slate hearth, wooden flooring.

Kitchen

13'1 x 7'7

Double glazed sliding patio door to the side and double glazed window to the rear, wall and base units with stone worktop over, a Panasonic four-ring induction hob, integrated double oven and grill, stone sink with draining grooves, integrated fridge and freezer, integrated dishwasher, vertical radiator, tiled walls and tiled floor.

Dining Area

12'6 x 11'

Dining area has double glazed window to the rear, radiator, fireplace with wood burner, storage cupboard, tiled floor.

First Floor Landing

Double glazed skylight to the rear, stairs to the second floor, radiator, fireplace.

Bedroom One

11'5 x 12'5

Twin double glazed windows to the front, radiator, storage cupboard, cast iron fireplace with a stone hearth, wooden floorboards.

Bedroom Two

7'2 x 11'6

Two double glazed window to the side, radiator.

Bathroom

7'4 x 8'7

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

Second Floor Landing

Stairs rise up from the first floor landing, double glazed window to the side, airing cupboard.

Bedroom Three

11'1 x 8'7

Double glazed window to the side, radiator.

W.C

Fitted with a w.c and wash hand basin, tiled floor.

Rear Garden

Enclosed garden, slate area, Astro turf and stone pebble, covered sitting area, a hot tub, storage shed, garden pond, cold water tap.

Gym/Sauna Outbuilding

An outside building is currently used as a gym and sauna.

Front

Driveway for up to three cars.

Tenure

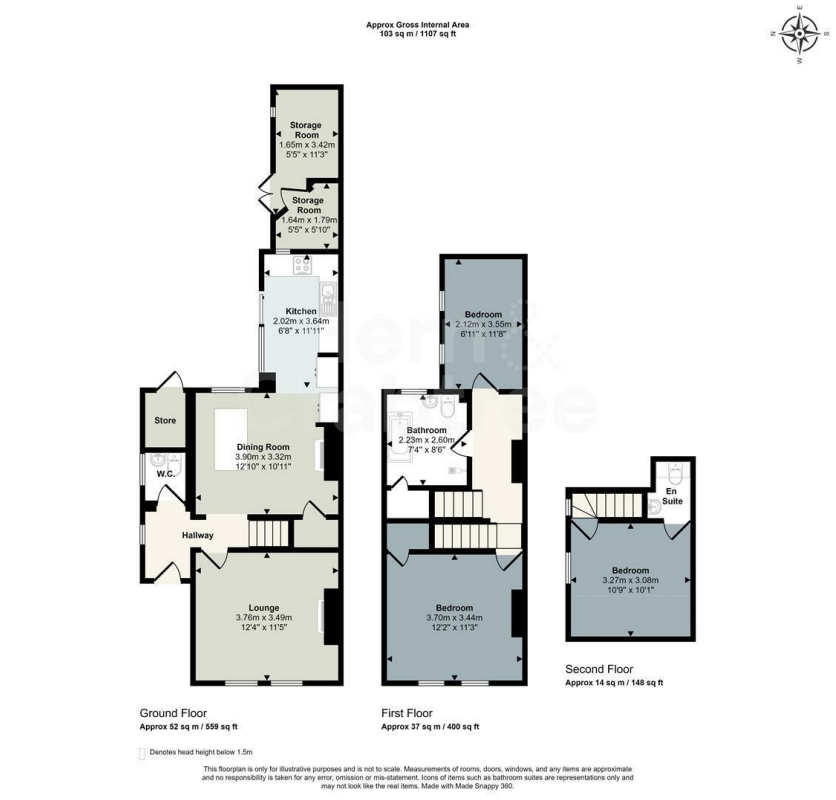
We have been advised by the seller that the property is freehold and the council tax band is D

Disclaimer

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



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