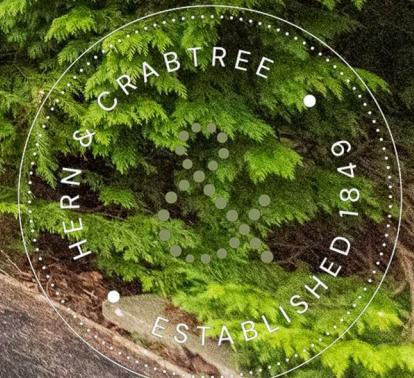


# St. Fagans Drive

ST. FAGANS, CARDIFF, CF5 6EF

**GUIDE PRICE £650,000**

**Hern &  
Crabtree**



# St. Fagans Drive

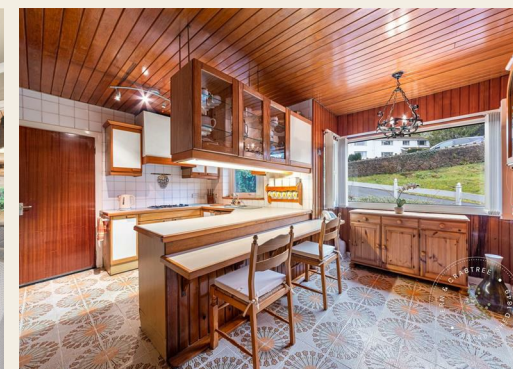
No chain. Perfectly nestled away in the quiet residential street of St Fagans Drive, is this four bedroom detached house set on a generous size plot that boasts a light and spacious and versatile layout.

Offering excellent potential throughout, the property and plot size allows for endless possibilities to make it your own. The quiet cul-de-sac location ensures peace and tranquillity, making it an ideal retreat from the hustle and bustle of city life.

With its four bedrooms, spacious living areas, and well stocked side and rear gardens, this property is a fantastic opportunity for those looking for those to put their own stamp on. Don't miss out on the chance to make this house your own and create lasting memories in this wonderful setting.

St. Fagans is the historic picturesque village situated on the outskirts of Cardiff. Famous for the St. Fagans Natural History Museum, St. Fagans is a popular village with a local eatery and public house, cricket ground and has plenty of countryside walks on the doorstep. Although there is certainly a semi-rural feel, St Fagans has excellent public transport links to Cardiff city centre and the M4 can be easily accessed via Culverhouse Cross and the A4232. Internal viewings are highly recommended for the property to be fully appreciated.

- No Chain!
- Four Bedrooms
- Off Street Parking For Multiple Vehicles
- Excellent Potential Throughout
- Detached House On A Generous Size Plot
- Three Reception Rooms
- Generous Front, Side & Rear Garden
- EPC - E



# 2398.00 sq ft

## Entrance Hall

Entered via a wood front door with obscure panels to side, coved ceiling, radiator, and laminate flooring.

## Cloakroom

Double obscure glazed window to the side, w.c and wash hand basin, radiator, wood flooring.

## Kitchen

15' 13'9  
Double glazed window to the front, wall and base units with worktop over, a four ring gas hob with integrated oven, circular bowl and drainer, integrated AEG washing machine, electric heater, tiled floor.

## Utility Room

17'2 x 5'10  
Windows to the side, built-in cupboards, plumbing for a washing machine stainless steel sink and drainer, tiled walls and floor.

## TV Room

14'4 x 14'10  
Double glazed window to the side and double glazed patio doors to the rear garden, coved ceiling, two radiators.

## Living Room

30'6 x 16'6  
Double glazed patio doors and double glazed windows to the side, double glazed windows to the rear, set on two levels with three steps dividing, wood panel ceiling, three radiators.

## First Floor

A spiral staircase leads up from the hall, a skylight window, radiator, airing cupboard.

## Bedroom One

16'5 x 15'  
Double glazed windows to the side and rear, French doors opening to a balcony, radiator, coved ceiling, two sets of built-in wardrobes.

## En Suite

8'6 x 6'4  
Obscure window to the side, bath, bidet, w.c and wash hand basin, tiled walls.

## Bedroom Two

14' x 10'11  
Double glazed full length window to the front, coved ceiling, radiator, built-in wardrobe.

## Bedroom Three

11'2 x 11'2  
Double glazed French doors lead to a balcony, radiator, coved ceiling.

## Bedroom Four

8' x 8'3  
Double glazed full length window to the front, radiator, coved ceiling.

## Bathroom

11'11 x 8'1 max  
Double obscure glazed window to the side, bath, walk-in shower, w.c and wash hand basin, radiator, tiled walls and floor.

## Garden Room

9'9 x 15'9  
Beamed ceiling, door to front, sliding patio doors to the rear, cold water tap, tiled floor.

## Courtyard

Paved area,

## Rear Garden

Garden runs around the side of the house, greenhouse, bin store area, water butt, paved path runs around the side, seating area, shrubs and trees,

## Front Parking

Steps to driveway which offers ample parking spaces.

## Garage

With up and over door to the front, power and light.

## Tenure and additional information

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

## Disclaimer

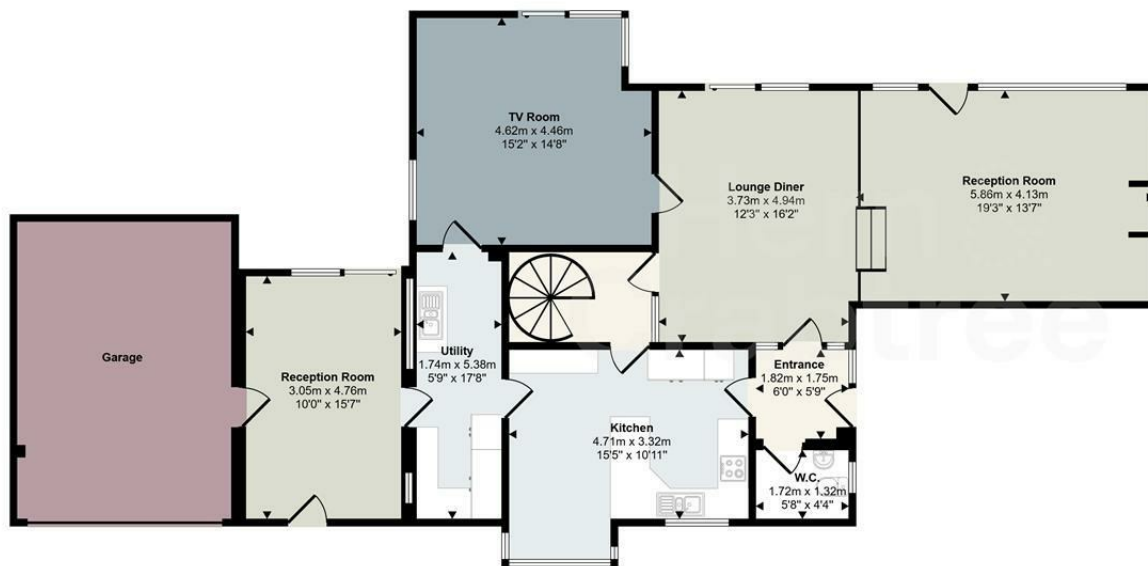
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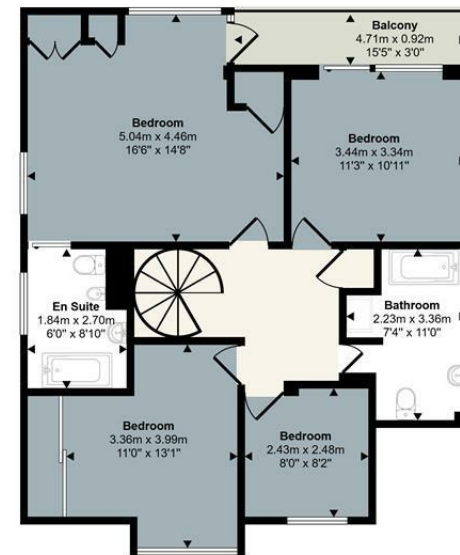




Approx Gross Internal Area  
223 sq m / 2398 sq ft



Ground Floor  
Approx 146 sq m / 1566 sq ft

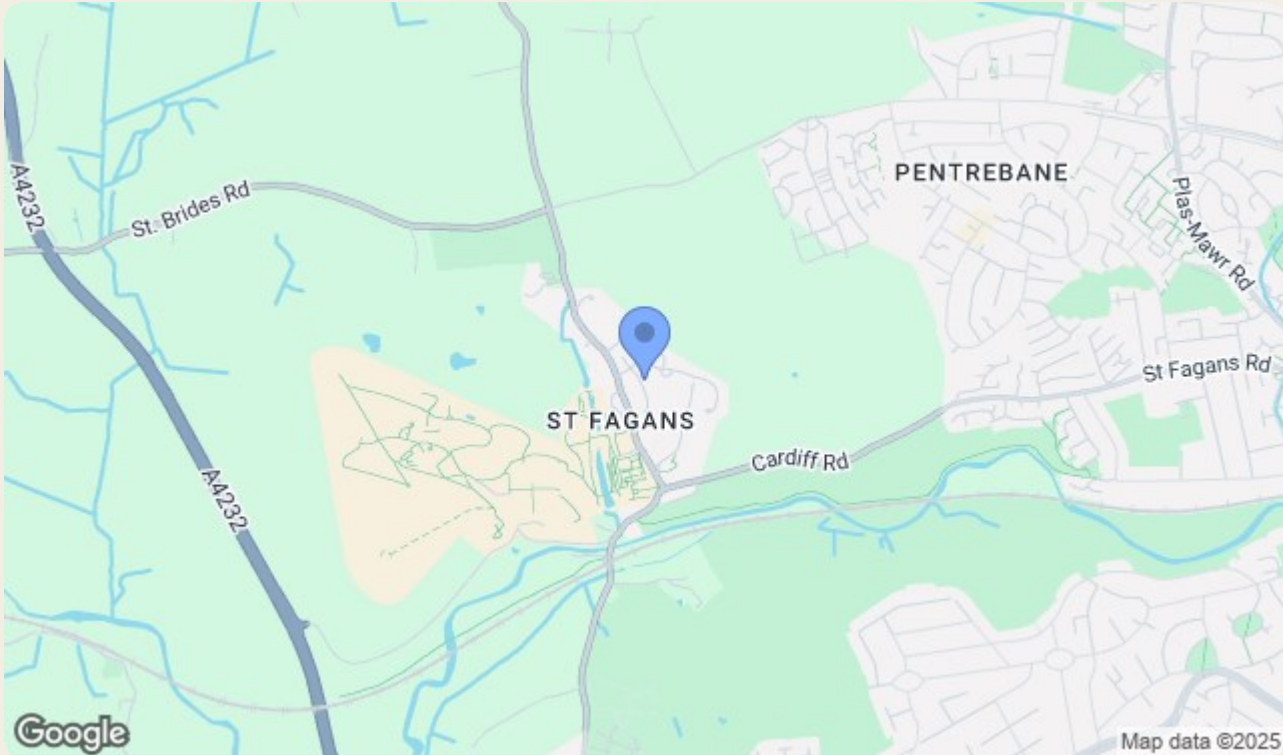


First Floor  
Approx 77 sq m / 832 sq ft

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.



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 | 78        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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