

Lon Y Goetre Fach

ST. FAGANS, CARDIFF, CF5 6FQ

GUIDE PRICE £340,000

**Hern &
Crabtree**



Lon Y Goetre Fach

Show home Standard. A beautiful and tastefully presented mid-terrace 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 with french doors to the rear garden, spacious kitchen and family dining room with a high specification fitted kitchen. To the first floor is a central landing, three good sized bedrooms with an ensuite to the master and a family bathroom. The property further benefits from an immaculate landscaped rear garden as well as having two car parking to the rear.

Lon Y Goetre Fach 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. No ongoing chain.



963.00 sq ft

Entrance

Enter via a composite front door, double glazed window to the front, tiled floor, stairs to the first floor.

Cloakroom

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

Kitchen/Diner

15'11 max x 18'10 max

Two double glazed windows to the front, a double glazed window to the rear and double glazed door lead to the rear garden, kitchen fitted with a range of wall and base units with worktop over, stainless steel sink and drainer, a four ring electric hob and integrated electric oven beneath, integrated appliances include dishwasher, fridge and freezer and washing machine, combination boiler concealed in cupboard, built in storage cupboard, two radiators, tiled floor.

Living Room

9'11 x 16'9

Double glazed window to the front, two radiators, double glazed patio doors to the rear.

First Floor Landing

Stairs rise up from the hall, double glazed window to the rear, radiator.

Bedroom One

18' x 8'7

Double glazed window to the front.

En Suite

9'3 x 5'9

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

Bedroom Two

14'11 x 8'1

Twin double glazed windows to the front, radiator, built in cupboard, access to loft space.

Bedroom Three

6'10 x 7'3

Double glazed window to the rear, radiator.

Bathroom

6'11 x 5'8

Double glazed window to the rear, bath, wash hand basin and w.c, heated towel rail, part tiled walls and tiled floor.

Rear Garden

Enclosed by brick wall and fencing, paved area, Astro turf lawn, cold water tap, path to gate to the rear to allocated parking space.

Front

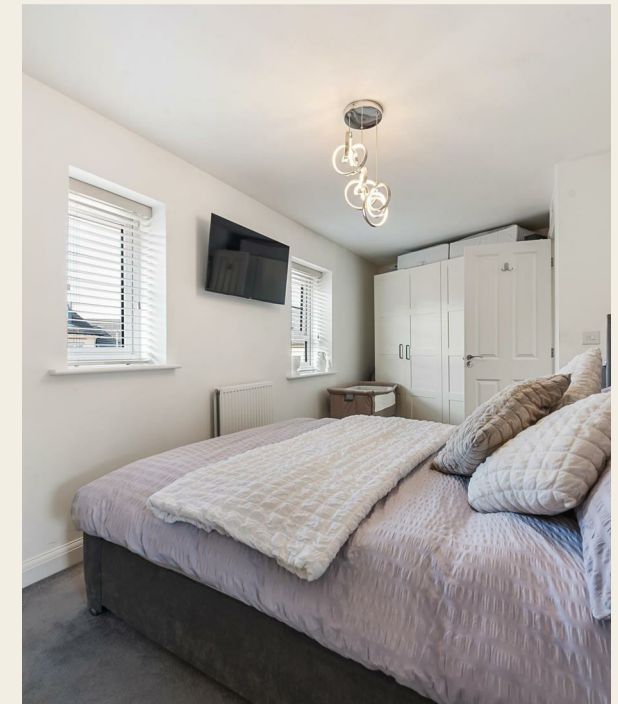
Slate chippings, flower borders, path.

Tenure and additional Information

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

Disclaimer

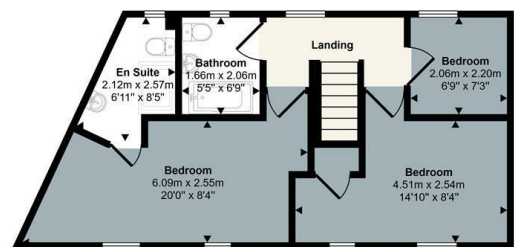
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Good old-fashioned service with a modern way of thinking.



Ground Floor
Approx 45 sq m / 480 sq ft



First Floor
Approx 45 sq m / 483 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		95
(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



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