

St. Fagans Road

FAIRWATER, CARDIFF, CF5 3AG

GUIDE PRICE £350,000

**Hern &
Crabtree**



St. Fagans Road

Rarely available. A wonderful opportunity to acquire one of the larger-style houses, perfectly set back on St Fagans Road. Occupying a generous plot and extended to the rear, this spacious property offers an excellent opportunity for the next owner to add their personal touch and create a fantastic family home.

Inside, the home offers a welcoming entrance hall, dining room, extended sitting room with french doors opening onto the rear garden, fitted kitchen, a handy utility area and a shower room on the ground floor. Upstairs, there are three bedrooms and a family bathroom, with stairs leading up to a useful loft room.

One of the standout features of this home is its impressive front and rear gardens, offering ample outdoor space and distinguishing it from other properties in the area.

St Fagans Road is a tree lined street placed on the cusp of Llandaff and Fairwater and is located within a short walk of Waungron Park and Train Station. Fairwater Green is also located a short distance away offering a good selection of shops and amenities. Internal viewings are highly recommended!



1548.00 sq ft

Entrance

Entered via a composite front door with stained and leaded windows, coved ceiling, picture rail, radiator, tiled floor, stairs to the first floor with understairs storage.

Dining room

Double glazed bay window to the front, radiator, ceiling rose, coved ceiling, picture rail, brick fireplace, built in cupboard, tiled floor

Living Room

Double glazed patio doors to the rear garden, ceiling rose, picture rail, fireplace with woodburner, two radiators.

Kitchen

Double glazed window to the side, wall and base units with worktop over, a four ring gas hob with electric oven and grill, one and a half bowl stainless steel sink and drainer, radiator, tiled walls and floor.

Utility

Worktop with space and plumbing for washing machine, access to loft, tiled walls and floor, part double glazed door to the rear.

Downstairs Shower Room

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

First Floor

Stairs rise up from the entrance hall, picture rail, stairs to the loft room.

Bedroom One

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

Bedroom Two

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

Bedroom Three

Double glazed window to the front, radiator, picture rail, built in cupboard.

Bathroom

Double obscure glazed window to the rear, bath with mixer tap and shower attachment, w.c and wash hand basin, heated towel rail, tiled walls and floor.

Loft Room

Stairs from first floor landing, restricted head height, double glazed skylight to the rear, eaves storage.

Rear Garden

Enclosed by brick wall and timber fence, lawn, path to the rear, gravel sitting area, garden shed, cold water tap.

Garage for Storage

A brick built detached garage with up and over door, power.

Front

Tarmac driveway to the side, lawn area and hedge surround.

Tenure

We have been advised by the seller that the property is freehold.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

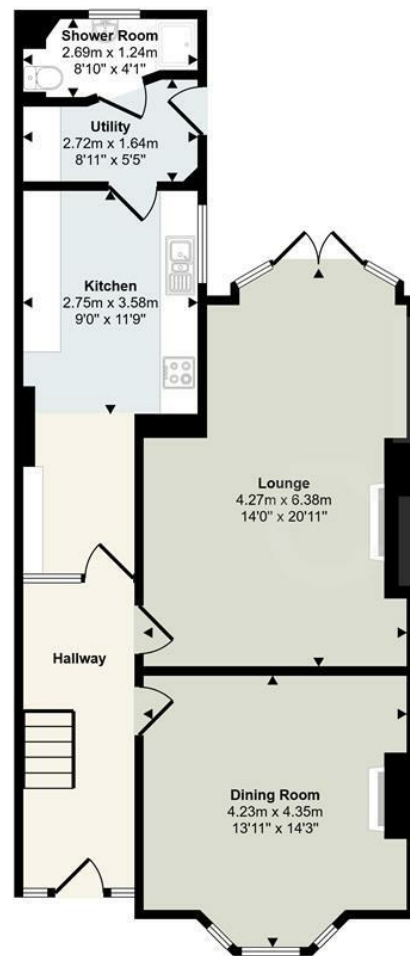
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.





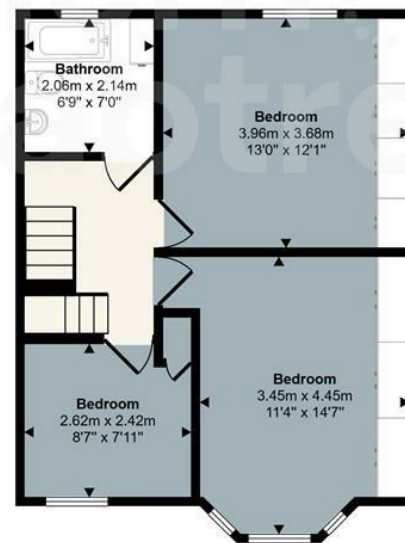
Approx Gross Internal Area
144 sq m / 1548 sq ft

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

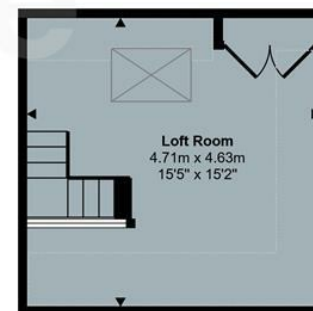


Ground Floor
Approx 74 sq m / 791 sq ft

Denotes head height below 1.5m



First Floor
Approx 49 sq m / 522 sq ft



Second Floor
Approx 22 sq m / 235 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.

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Hern & Crabtree

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