

10 Caer Ceffyl,

St. Fagans, Cardiff, CF5 6HT



Estate Agents and Chartered Surveyors

Asking Price Of

£500,000



Detached Property

4

3

4

2

Property Description

**** SPACIOUS FAMILY HOME ** GARAGE **** An opportunity to acquire this beautifully presented detached house in the popular Parc Rhydlafer estate. The property briefly comprises entrance hallway, lounge, dining room, kitchen/breakfast room, utility room and cloakroom. To the first floor there are four bedrooms, principal bedroom with ensuite and bedroom two with ensuite and family bathroom. The property also benefits from a beautifully landscaped rear garden, garage and driveway. EPC Rating C.

Tenure Freehold

Council Tax Band G

Floor Area Approx 1459 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

This executive family property is situated in the increasingly popular suburb of St Fagans set on the sought after Parc Rhydlafer development. The property is set in semi rural surroundings but is approximately five miles from Cardiff city centre and is ideally located for major motorway links. The property is within the catchment area for Radyr Comprehensive School.

ENTRANCE

A corner plot entered via driveway and pathway to front door. Laid to lawn with shrub borders, gated access to rear garden.

HALLWAY

17' 2" x 6' 0" (5.25m x 1.83m)
Entered via composite front door with two uPVC double glazed side windows. Doors to lounge, kitchen/breakfast room and WC. Stairs to first floor. Amtico flooring. Radiator.

LOUNGE

18' 8"(into bay) x 11' 7" (5.70m x 3.54m)
Feature uPVC double glazed bay window to front. Stone fire surround and hearth with inset gas fire. Two radiators. Double doors to dining room.

DINING ROOM

11' 11" x 9' 9" (3.64m x 2.99m)
uPVC double glazed French doors to rear garden. Radiator. Door to:

KITCHEN/BREAKFAST ROOM

17' 4"(max) x 9' 9" (5.29m x 2.99m)
The kitchen is fitted with a wide range of base and eye level units incorporating one and a half bowl sink and drainer, with complementary work surfaces. Fitted electric double oven plus five burner gas hob with extractor hood over. Integrated fridge/freezer. Glass panelled splash backs. Amtico flooring. Two radiators. Spotlights. uPVC double glazed French patio doors to rear garden. Door to utility room.

UTILITY ROOM

6' 3" x 5' 5" (1.92m x 1.67m)
Fitted base units under stainless steel sink and drainer with complementary work surfaces. Space for washing machine and tumble dryer. Tiled splash backs. Amtico flooring. Radiator. Double glazed door to rear. Extractor fan.

CLOAKROOM

5' 11" x 3' 1" (1.81m x 0.94m)
Low level WC and pedestal wash hand basin. Tiled splash backs. Radiator. Amtico flooring. Extractor fan.

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FIRST FLOOR

LANDING

Doors to four bedrooms and bathroom. Airing cupboard housing hot water tank. Loft access (partly boarded with pull down ladder)? Radiator.

BEDROOM ONE

14' 3"(max) x 13' 6" (4.36m x 4.13m)

A pleasant principal bedroom with uPVC double glazed window to rear aspect. Two sets of fitted wardrobes. Radiator. Door to en-suite.

ENSUITE

8' 1" x 8' 0" (2.47m x 2.45m)

The suite comprises low level WC, vanity enclosed wash hand basin, panelled bath and double shower cubicle. Tiled splash backs. Spotlights. Extractor fan. uPVC double glazed window to front. Ladder radiator.

BEDROOM TWO

14' 7"(into bay) x 9' 10"(max) (4.47m x 3.00m)

uPVC double glazed bay window to front. Fitted wardrobe to one wall. Radiator. Door to:

ENSUITE TWO

7' 0"(max) x 4' 9" (2.15m x 1.46m)

The suite includes low level WC, pedestal wash hand basin and fitted shower cubicle. Tiled splash backs. Ladder radiator. Extractor fan. Spotlights. uPVC double glazed window to side

BEDROOM THREE

11' 1" x 9' 10" (3.40m x 3.00m)

uPVC double glazed window to rear. Radiator.

BEDROOM FOUR

9' 8" (max)x 9' 0" (2.97m x 2.75m)

uPVC double glazed window to front. Radiator.

BATHROOM

7' 2" x 5' 6" (2.20m x 1.69m)

The suite comprises low level WC, pedestal wash hand basin and panelled bath with shower over. Tiled splash backs. Ladder radiator. Extractor fan. Spotlights. uPVC double glazed window to rear.

OUTSIDE

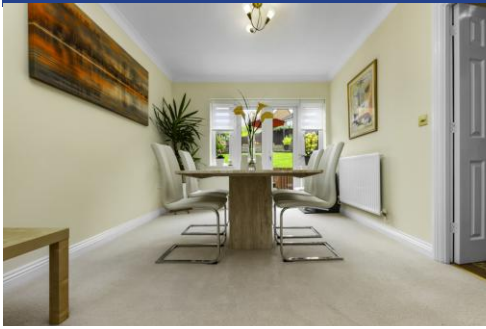
REAR GARDEN

A beautifully landscaped rear garden with full width paved patio to the lower level. Laid to lawn to middle tier with shrub borders. To the top level is a sunny decked seating area with water feature, external power points and lighting. Boundary fence. Outside tap to side. Two electric sun awnings and external heaters.

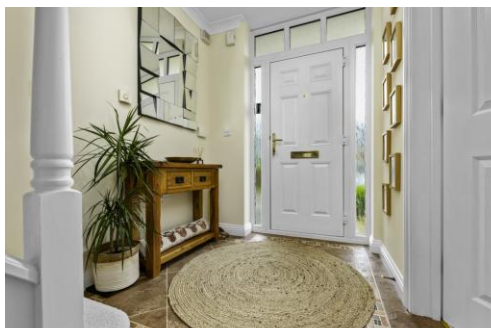
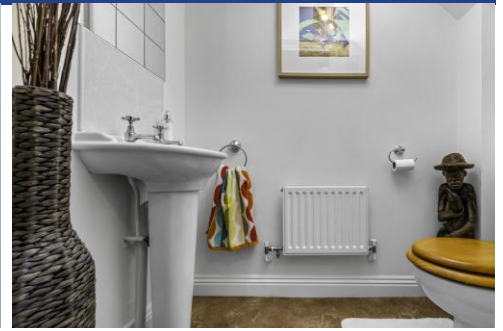
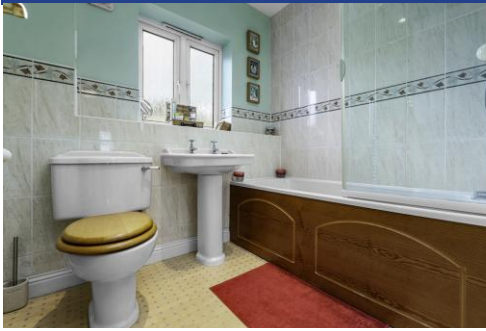
SINGLE GARAGE

A single, up and over electric garage door with light and power. Wall mounted gas central heating boiler.

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GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.

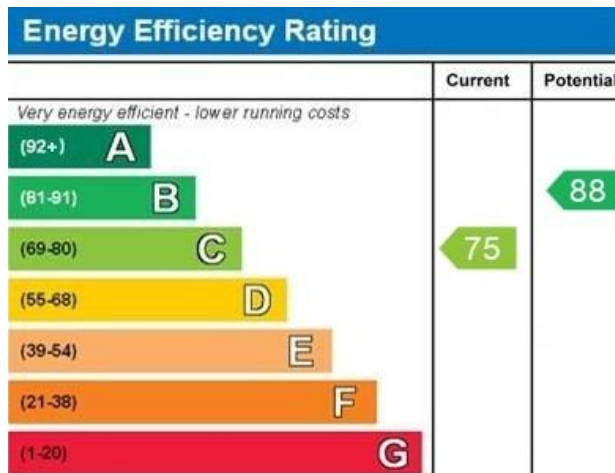


1ST FLOOR
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA : 1459 sq.ft. (135.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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