

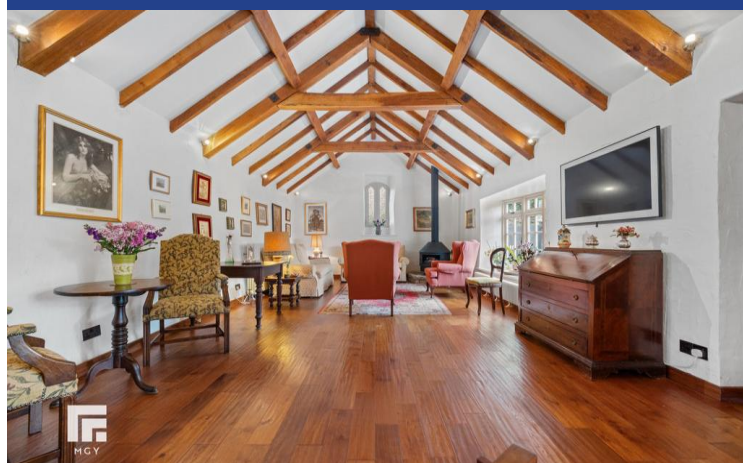
# Radcliffe Lodge, Greenwood Lane, St. Fagans, Cardiff, CF5 6EL



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£1,195,000**



Detached House

5

2

2

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# Property Description

**\*\* BEAUTIFULLY PRESENTED FOUR/FIVE BEDROOM DETACHED FAMILY HOME \*\* LARGE GARDEN \*\* DOUBLE GARAGE \*\* CHAIN FREE\*\*** An exceptional character property in the idyllic setting of St. Fagans. Entrance hallway, spacious lounge with vaulted ceiling, neat fitted kitchen/dining room, utility room, double bedroom with en-suite leading to a second double bedroom on the ground floor. To the first floor is a large primary bedroom, two further double bedrooms and family bathroom. High speed broadband in all rooms. Gas central heating. Delightful, large, landscaped well maintained garden. Stables. Double garage with electric entrance door. Gated driveway with parking for numerous cars. EPC Rating: D

**Tenure Freehold**

**Council Tax Band I**

**Floor Area Approx 2948 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

The property is situated in the increasingly popular suburb of St Fagans, set in semi rural surroundings and approximately five miles from Cardiff city centre and is ideally located for major motorway links. The property is in walking distance to the local public house, the Old Post House restaurant and the St Fagans National Museum of History.

## ENTRANCE HALLWAY

19' 10" x 7' 11" (6.05m x 2.42m)

Approached via entrance door leading to the spacious entrance hallway. Quality Travertine tiled flooring. Wood staircase with open thread leading to the first floor. Radiator.

## UTILITY ROOM

6' 7" x 6' 3" (2.01m x 1.92m)

Units and worktop to one side. Ceramic sink. Plumbing for washing machine. Eye level wall cupboards. Travertine tiled flooring. Window to front. Radiator.

## KITCHEN AND DINING ROOM

19' 2" x 14' 4" (5.85m x 4.37m)

Delightful farmhouse style wood panelled kitchen units beneath solid wood worktop surfaces. Inset ceramic sink. Inset Rangemaster cooker. Integrated dishwasher. Matching range of eye level wall cupboards. Space for fridge freezer. Window overlooking the delightful gardens. Ample space for large family dining table. Large under stairs storage cupboard housing the Worcester combi gas central heating boiler. Radiator.

## LOUNGE

39' 0" x 13' 11" (11.89m x 4.25m)

An exceptional primary reception with tall wood beamed vaulted ceiling. The reception offers versatile family seating and dining space. Deep silled bay window overlooking the paved patio area to front. Additional window to front. Raised stone hearth with inset floating effect cast iron fire. Four traditional style radiators. Quality wood flooring. Door to secondary entrance porch.

## PORCHWAY

Enclosed porch with door from front patio, giving access to the large lounge.



# Greenwood Lane, St. Fagans, Cardiff, CF5 6EL

## BEDROOM FOUR

16' 2" x 11' 7" (4.95m x 3.54m)

A large, double bedroom with ample space for wardrobes. Oak flooring. uPVC window to front. Additional uPVC window to side. Radiator.

## ENSUITE

10' 0" x 4' 7" (3.05m x 1.42m)

White suite; low level WC, wall hung wash hand basin with chrome mixer tap, Curved, corner shower cubicle with glass doors and chrome shower. 'Travertine' tiled flooring, full wall tiling. Spotlights. Extractor fan. Shaving point. LED wall mirror. Chrome heated towel rail. Additional door to hallway.

## BEDROOM FIVE

12' 1" x 10' 7" (3.70m x 3.23m)

A fifth double bedroom. Window to rear. Oak flooring. Radiator.

## FIRST FLOOR

### LANDING

14' 0" x 10' 11" (4.28 (over stairs)m x 3.34m)

Entered via a full turning, exposed beam, painted wooden staircase, a bright landing area. 'Velux' window to rear. Wooden flooring, access to lift space. Doors to three bedrooms and family bathroom.

## BEDROOM ONE

18' 6" x 12' 6" (5.64m x 3.83m)

Wooden, double glazed window to front looking over the beautifully, maintained garden; a spacious principal bedroom. Built in wardrobes, wooden flooring, exposed wooden beams, two radiators. Window seat into bay. Additional window to side. Access to loft space.

## BEDROOM TWO

11' 6" x 10' 5" (3.52m x 3.19 m)

A second double bedroom, built in wardrobes either side of dressing table. Exposed wooden beam, shelving and wooden flooring. Radiator. Double glazed window to side.

## BEDROOM THREE

11' 6" x 8' 6" (3.52m x 2.61m)

A third double bedroom, exposed wooden beam, wooden flooring, radiator. Original, wooden French doors opening to front with stone steps leading down to the garden.

## FAMILY BATHROOM

10' 5" x 9' 8" (3.2m x 2.97m)

A spacious family bathroom comprising of white suite with low level WC, ceramic inset wash hand basin with traditional style, chrome mixer taps, marble counter top and wooden vanity, wooden wall mirror with lights, free standing bath with chrome mixer taps and hand held shower, separate shower cubicle with glass sliding doors and chrome shower. Bidet, shaving point, tiled walls and flooring. Two traditional style radiators. Spotlights. Two windows to front.

## OUTSIDE

### GARDENS

Approached via double opening timber gates to the decorative stone sweeping driveway to the front. Looking onto extensive gardens with large paved patios and beds of plants and shrubs. Leading to a beautifully manicured lawn with well tended beds of plants shrubs and low level trees. Enjoying a serene and tranquil setting.

### STABLES

19' 5" x 14' 7" (5.92m x 4.45 (overall)m)

With two wooden stable entrance doors. Lighting.

### DOUBLE GARAGE

19' 8" x 19' 3" (6.01m x 5.89m)

With electric roller shutter door. Power and lighting. Door to side.

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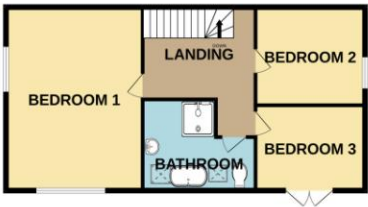


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GROUND FLOOR  
2216 sq.ft. (205.6 sq.m.) approx.



1ST FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA : 2948 sq.ft. (273.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		

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