



**13 LON Y GOETRE FACH**  
**ST FAGANS**  
**CF5 6FQ**

ASKING PRICE OF  
**£340,000**



**MID TERRACE PROPERTY**



**3**



**2**



**3**



**2**

**\*\* SHOW HOME FINISH THROUGHOUT \*\***  
**THREE GOOD SIZED BEDROOMS \*\***  
**QUALITY ENSUITE AND FAMILY BATHROOM \*\*** An exceptionally beautifully presented and spacious three bedroom mid terrace family home in a sought after modern development. Entrance hallway, cloakroom, lounge with french doors to the rear garden, spacious kitchen and family dining room quality fitted kitchen with integrated appliances. To the first floor is a central landing, three good sized bedrooms, ensuite shower room and a family bathroom. Gas central heating, uPVC double glazing. Immaculate landscaped rear garden, two car parking to the rear. EPC Rating: B

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 900 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

concealed ideal logic gas central heating boiler. Ample space for family dining and seating area. Two windows to front, one to rear and door to garden. Quality ceramic tiled flooring throughout. Two radiators.

#### FIRST FLOOR

##### LANDING

Approached via an easy rising single flight staircase leading to the spacious central landing. Window to rear. Radiator.

##### BEDROOM ONE

17' 11" x 8' 5" (max)(5.48m x 2.59m)

An excellent sized principal bedroom with two windows to front. Radiator. Door to ensuite.

##### ENSUITE SHOWER ROOM

Modern white suite comprising low level wc, wash hand basin, double width shower cubicle with 'Mira' shower above, wall tiling to splashback areas and along half height. Electric shaver point. Extractor fan. Obscure glass window to rear. Chrome heated towel rail.

##### BEDROOM TWO

14' 10" x 8' 0" (4.54m x 2.46m)

A good sized second double bedroom. Two windows to front. Radiator. Large storage cupboard.

##### BEDROOM THREE

7' 3" x 6' 10" (2.23m x 2.09m)

Aspect to rear. A good sized third bedroom. Radiator.

##### FAMILY BATHROOM

6' 11" x 5' 6" (2.11m x 1.69m)

Quality white suite comprising low level wc, wash hand basin, panelled bath. Wall tiling to half height. Extractor fan. Obscure glass window to rear. Chrome heated towel rail.

#### OUTSIDE

#### LOCATION

This executive family property is situated in the increasingly popular suburb of St Fagans set on the sought after Parc Rhydlafar 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 HALLWAY

Approached via a composite entrance door leading to the entrance hallway, window to front, staircase to first floor, quality ceramic tiled flooring and radiator.

#### CLOAKROOM

Quality white suite comprising low level wc, wash hand basin, wall tiling to half height, extractor fan and radiator.

#### LOUNGE

15' 8" x 9' 10" (4.79m x 3.01m)

With window to front and french doors to the rear garden, a good sized principal reception. Radiator.

#### KITCHEN AND DINING ROOM

16' 9" x 15' 7"(max) (5.13m x 4.77m)

Kitchen well appointed along three sides in matte finish panelled fronts beneath square edge worktop surfaces, inset stainless steel sink with side drainer, inset four ring hob with oven below, extractor hood above. Integrated dishwasher, integrated fridge freezer, integrated washer dryer. Matching range of eye level wall cupboards with under counter lights, large under stairs storage cupboard,



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## REAR GARDEN

A beautifully landscaped rear garden comprising wide paved patio, area of artificial lawn with central paved pathway leading to the rear paved patio. Full enclosed. Timber gate to rear leading to parking.

## PARKING

Two parking spaces to the rear.

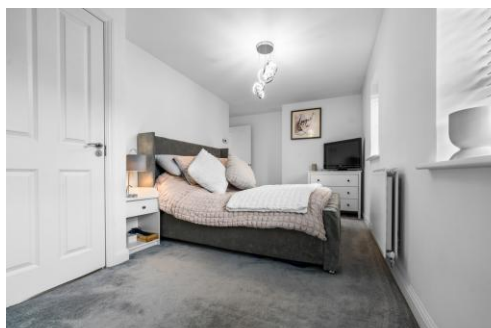
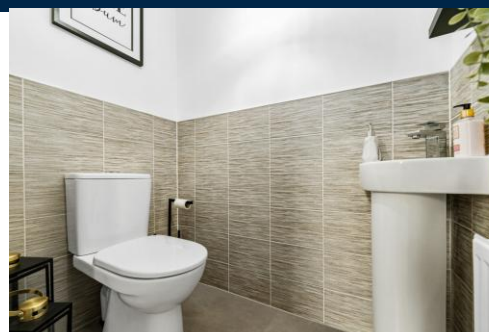
## ADDITIONAL INFORMATION

Management Fee - approx. £170 per annum.



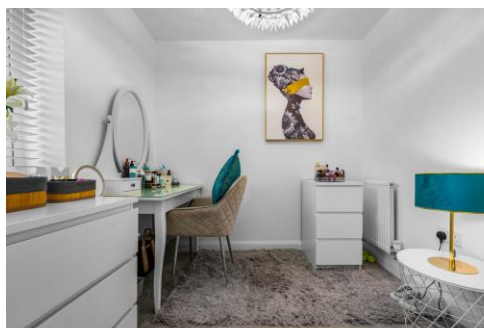
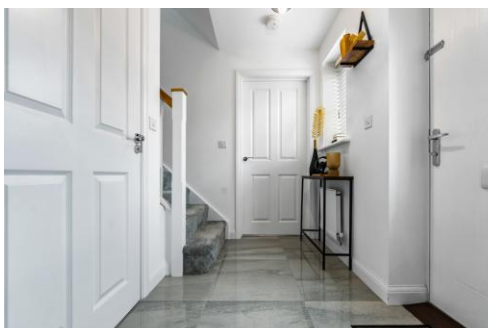
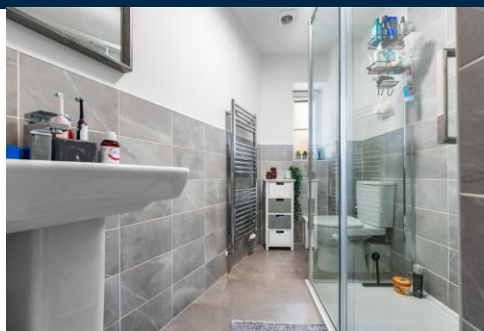


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

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