



4 WINDSOR CLIVE DRIVE
ST. FAGANS
CARDIFF CF5 6HQ

ASKING PRICE OF
£550,000



DETACHED PROPERTY



4



3



4



2

**** FOUR BEDROOM DETACHED FAMILY HOUSE ** BEAUTIFULLY PRESENTED REAR GARDEN ** TWO ENSUITES ** A** bright and spacious four bedroom detached family house in a sought after and exclusive development. Entrance hallway, cloakroom, bay fronted lounge, dining room with french doors to the rear garden, kitchen/breakfast room and utility room. To the first floor are four bedrooms, bedrooms one and two have en-suites and there is a separate family bathroom. Gas central heating. Double glazed windows. Beautifully presented rear garden comprising cobbled paved patio and lawn with a central circular summerhouse. Two car driveway to front. Garage with electric entrance door. No chain. EPC Rating: tbc

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 1459 SQ.FT.

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Situated on the outskirts of the village of St Fagans, within close proximity of Cardiff City Centre, yet still in a rural setting and 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.

ENTRANCE HALLWAY

Approached via a panelled entrance door leading to the spacious entrance hallway. Staircase to first floor. Radiator.

CLOAKROOM

Comprising low level wc and wash hand basin. Extractor fan. Radiator.

LOUNGE

19' 0" x 11' 8" (into bay)(5.80m x 3.57m)
With bay fronted window overlooking the central green, an excellent sized reception. Feature stone fire place with living flame gas fire. Radiator. Double opening doors to the dining room.

DINING ROOM

11' 10" x 9' 8" (3.63m x 2.97m)
With french doors to the rear garden, a good sized family dining room. Double doors to lounge and door to kitchen. Radiator.

KITCHEN AND BREAKFAST ROOM

17' 5" x 11' 8" (5.31m x 3.58m)
Well appointed along two sides in sage green panelled fronts beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with concealed cooker hood above. Integrated oven and grill. Integrated fridge freezer. Integrated dishwasher. Matching range of eye level wall cupboards. French doors to rear garden with windows to either side of doors. Tiled flooring. Ample space for family breakfast table. Double doors to dining room. Door to utility room. Radiator.

UTILITY ROOM

6' 2" x 5' 6" (1.90m x 1.69m)
With units and laminate worktop surface to one side. Inset stainless steel sink with side drainer. Plumbing for washing machine. Space for tumble dryer. Tiled splash back. Tiled flooring. Door to rear garden. Radiator.

FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the large central landing area. Access to roof space. Airing cupboard housing the hot water cylinder.

BEDROOM ONE

14' 3" x 13' 8"(max) (4.36m x 4.17m)
With wardrobes to either side of bedroom entrance approach leading to the large primary bedroom. Overlooking the delightful rear garden. Radiator. Door to ensuite.



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ENSUITE BATH AND SHOWER ROOM

8' 2" x 8' 2" (2.50m x 2.50m)

A good sized ensuite with white suite comprising low level wc, wash hand basin, panelled bath and a separate large shower cubicle. Wall tiling to splash back areas. Obscured glass window to rear. Radiator.

BEDROOM TWO

14' 9" x 8' 11" (into bay)(4.50m x 2.72m)

A good sized second double bedroom with bath fronted window overlooking the green. Radiator. Built in wardrobe. Door to ensuite.

ENSUITE SHOWER ROOM TWO

White suite comprising low level wc, wash hand basin, shower cubicle with 'Mira' shower above. Wall tiling to splash back areas. Electric shaver point. Extractor fan. Obscured glass window to side. Radiator.

BEDROOM THREE

11' 1" x 9' 10" (3.40m x 3.01m)

Overlooking the rear garden, a third double bedroom. Radiator.

BEDROOM FOUR

9' 9" x 9' 1"(max) (2.98m x 2.77m)

Overlooking the entrance approach, a good sized fourth bedroom. Radiator.

FAMILY BATHROOM

6' 10" x 6' 0" (2.10m x 1.84m)

Comprising low level wc, wash hand basin, panelled bath with shower mixer tap. Wall tiling to splash back areas. Obscured glass window to rear. Electric shaver point. Extractor fan. Radiator.

OUTSIDE

REAR GARDEN

With beautifully cobbled paved patio and a winding pathway leading to the delightful 'Crown Pavilion' cedar wood summer house ideal for seating and entertaining with electric heater, lighting and power points. Delightful gardens and beds of maturing plants and shrubs. Stone built seating area to patio. Outside lighting. Gate to side giving access to front.

FRONT GARDEN

Area of lawn with inset shrubs and plants. Two car side by side driveway leading to garage. Gate giving access to side.

GARAGE

14' 10" x 8' 4" (4.54m x 2.55m)

With electric up and over access door. Wall mounted 'Baxi Solo' gas central heating boiler. Power and lighting.



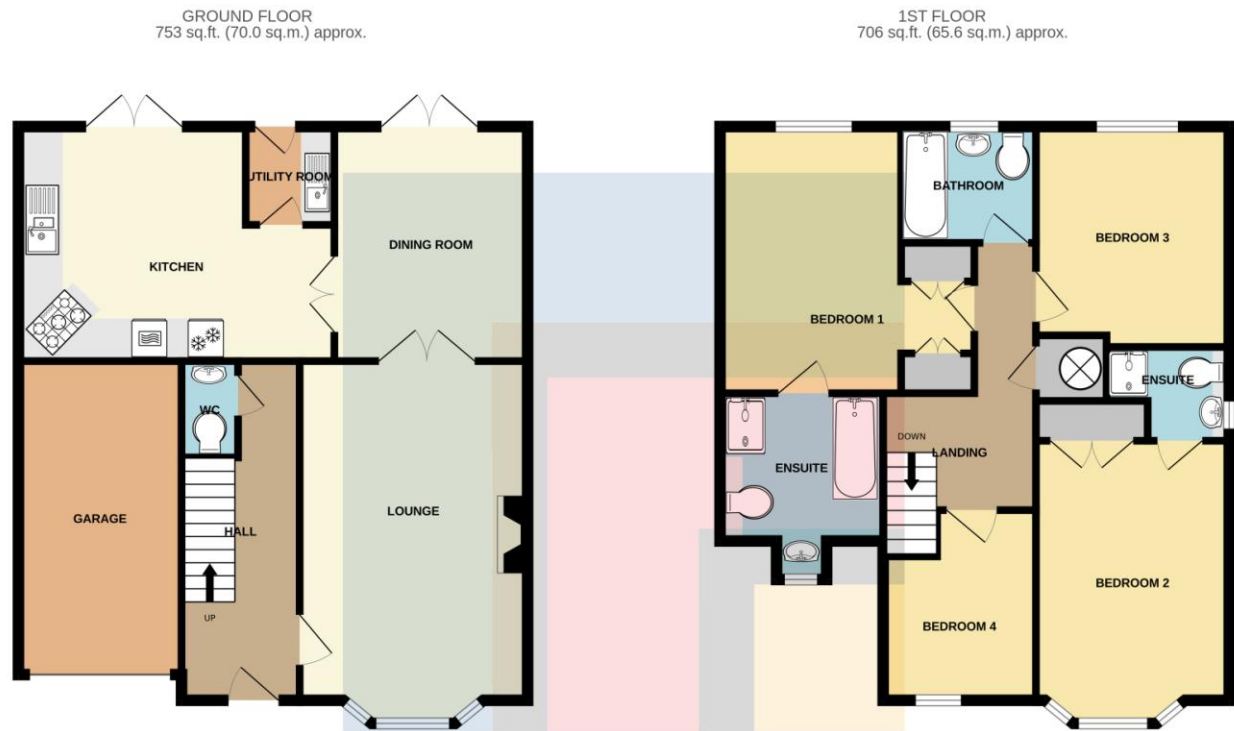
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TOTAL FLOOR AREA : 1459 sq.ft. (135.6 sq.m.) approx.

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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EPC to follow

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