



4 LON Y GOETRE FACH
ST. FAGANS
CARDIFF CF5 6FQ

ASKING PRICE OF
£250,000



COACH HOUSE



2



1



1



1

**** MODERN TWO DOUBLE BEDROOM COACH HOUSE ** LONG DRIVEWAY AND GARAGE **** A well presented and spacious coach house in the popular modern Maes Y Deri development, built by Barratt Homes in 2019. Ground floor entrance hallway, staircase leading to the first floor lounge and diner with Juliet balcony, modern fitted kitchen with integrated appliances and large storage cupboard, two double bedrooms and a sizeable family bathroom with shower over bath. Gas central heating, double glazing. Integral garage with additional understairs storage. Long driveway leading to garage. EPC Rating: B

LOCATION

Cae St Fagans is situated in a convenient location not far from Culverhouse Cross Retail Park, City Centre and Cardiff International Airport, with good transport links to the M4 and schools at all levels.

GROUND FLOOR

ENTRANCE HALLWAY

Approached via a composite entrance doorway with double glazed window to central part, leading to the spacious hallway, Amtico flooring, staircase to first floor, radiator and door to garage.

GARAGE

20' 5" x 11' 5" (6.24m x 3.50m)

A spacious garage with up and over access doors, large under stairs storage cupboard, power and lighting.

FIRST FLOOR

Approached via a quarter turning staircase leading to the first floor.

LOUNGE AND DINER

19' 3" x 14' 10" (5.88m x 4.53m)

An excellent sized reception with ample space for family seating and dining space, windows to front and rear, french doors opening to Juliet balcony, storage cupboard and two radiators. Access to roof space.

INNER HALLWAY

Spacious inner hallway, doors to all rooms, Amtico flooring and radiator.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 940 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

KITCHEN

12' 0" x 6' 6" (3.68m x 2.13m)

Well appointed along two sides in white high gloss fronts with chrome handles beneath worktop surface, inset 4 ring gas hob with cooker hood above and oven below, inset stainless steel sink with side drainer, matching range of eye level wall cupboards, integrated fridge freezer, integrated washer dryer, Amtico flooring, window to rear, radiator and large storage cupboard housing the ideal logic combi gas central heating boiler.

BEDROOM ONE

12' 0" x 10' 9" (3.67m x 3.28m)

Aspect to front, a good sized principal bedroom, radiator.

BEDROOM TWO

9' 6" x 8' 3" (2.90m x 2.52m)

Overlooking the entrance approach, a second double bedroom, radiator.

FAMILY BATHROOM

7' 3" x 6' 11" (2.22m x 2.13m)

A sizeable bathroom with white suite comprising low level wc, wash hand basin, panelled bath with 'Aqualisa' shower above, swivel shower screen, wall tiling to splash back areas and along half height, electric shaver point, obscure glass window to rear, Amtico flooring, extractor fan and radiator.

OUTSIDE

FRONT

Paved pathway to front door, long driveway leading to garage.

ADDITIONAL INFORMATION

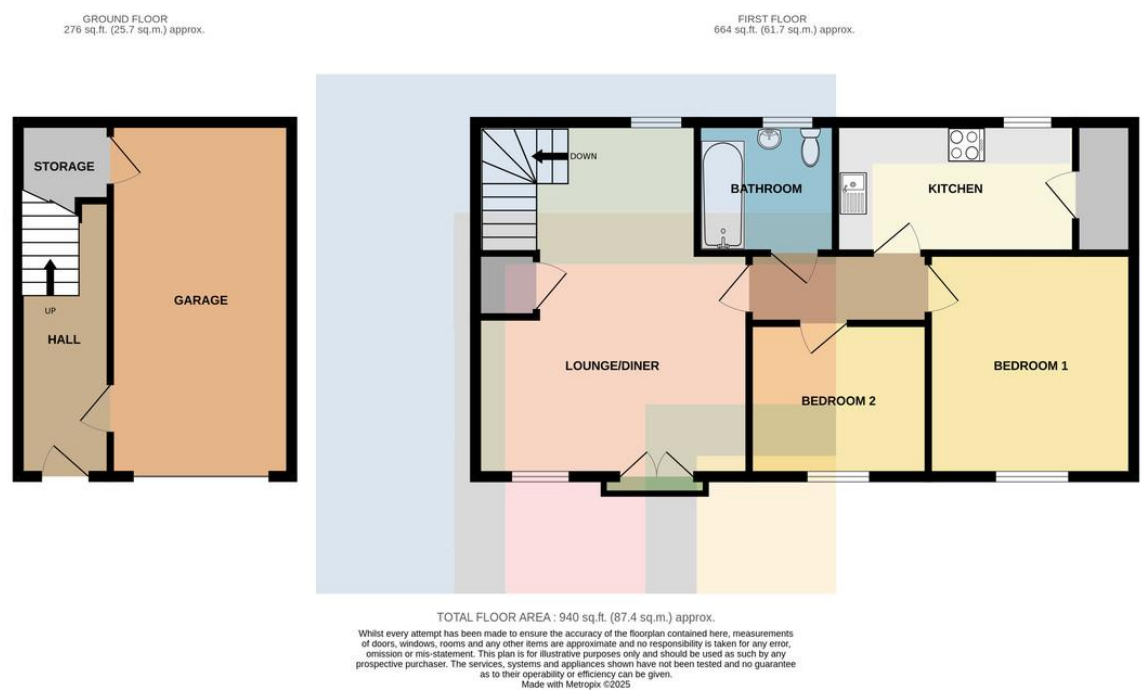
Site management fee of approx. £180 per annum for upkeep of the development. Payable once Barratt Homes leave the development.



4 LON Y GOETRE FACH, ST. FAGANS, CARDIFF CF5 6FQ



4 LON Y GOETRE FACH, ST. FAGANS, CARDIFF CF5 6FQ



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK