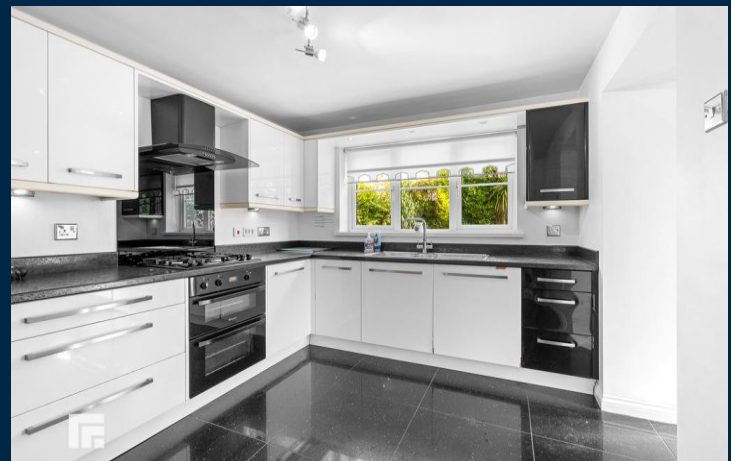




7 CAER EFAIL
ST. FAGANS
CARDIFF CF5 6HL

ASKING PRICE OF
£525,000



DETACHED PROPERTY



4



2



3



3

**** FOUR BEDROOM DETACHED ** SOUGHT AFTER LOCATION ** NO CHAIN **** A bright and spacious four bedroom detached family home in a sought after location tucked away towards the head of the close. Entrance hallway, cloakroom, dining or play room, study, large lounge with french doors to the rear garden, kitchen and breakfast room opening to the utility room. To the first floor are four bedrooms, primary bedroom with ensuite and there is a separate modern family shower room. Gas central heating. Double glazing. Paved patio and lawned rear garden. Two car side by side driveway to front leading to the integral garage. No chain. EPC Rating: D

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,470 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 door with double glazed windows to upper part leading to the entrance hallway. Wood flooring. Radiator.

CLOAKROOM

Comprising low level wc and wash hand basin. Wall tiling to half height. Tiled flooring. Extractor fan.

DINING AND PLAYROOM

12' 2" x 9' 3" (3.72m x 2.83m)
Overlooking the lawned front garden, a versatile reception. Laminate flooring. radiator.

STUDY

10' 3" x 7' 7" (3.14m x 2.32m)
Overlooking the entrance approach. A range of fitted study furniture. Wood flooring. Radiator.

LOUNGE

16' 6" x 11' 2" (5.04m x 3.42m)
With french doors to the rear garden, a good sized primary reception. Additional window to rear. Feature fireplace. Wood flooring. Radiator.

KITCHEN AND BREAKFAST ROOM

11' 3" x 8' 10" (3.43m x 2.71m)
Appointed along two sides in high gloss fronts beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with curved glass cooker hood above and oven below. Integrated dishwasher. Matching range of eye level wall cupboards. Window overlooking the rear garden. Quality tiled flooring. Radiator. Ample space for breakfast table. Opening to utility room.

UTILITY ROOM

7' 10" x 5' 6" (2.41m x 1.68m)
With units and worktops to one side. Inset stainless steel sink. Space for fridge freezer. Plumbing for washing machine. Concealed 'ideal classic' gas central heating boiler. Tiled flooring. Window to rear. Door to side. Radiator. Door to garage.

FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the central landing area. Access to roof space. Airing cupboard housing the hot water cylinder with shelving.

BEDROOM ONE

14' 7" x 9' 3" (4.45m x 2.82m)
Overlooking the lawned front garden, a good sized primary bedroom. Laminate flooring. Radiator. Door to ensuite.

ENSUITE SHOWER ROOM

White suite comprising low level wc, wash hand basin with storage below, corner shower cubicle with chrome shower above full wall tiling. Electric shaver point. Extractor fan. Obscured glass window to front. Tiled flooring. Radiator.

BEDROOM TWO

11' 4" x 10' 1" (3.46m x 3.09m)
Overlooking the quiet key block road to front, a second double bedroom. Laminate flooring. Radiator.



7 CAER EFAIL, ST. FAGANS, CARDIFF CF5 6HL

BEDROOM THREE

9' 7" x 9' 5" (2.94m x 2.89m)

Overlooking the delightful rear garden, a further double bedroom. Laminate flooring. Radiator.

BEDROOM FOUR

9' 1" x 8' 1"(max) (2.77m x 2.47m)

Overlooking the rear garden. A range of fitted bedroom furniture including wardrobes and drawers. Laminate flooring. Radiator.

FAMILY SHOWER ROOM

7' 3" x 5' 6" (2.23m x 1.68m)

Modern white suite comprising low level wc, vanity wash basin with storage below, large shower cubicle with twin chrome shower. Full wall tiling. LVT flooring. Ceiling mounted extractor/heater. Recessed spotlights. Obscured glass window to rear. Obscured glass window to rear.

OUTSIDE

REAR GARDEN

Large paved patio leading onto an area of lawn with inset conifers and palm trees. Rear paved patio. Access to side.

FRONT GARDEN

Area of lawn with paved pathway to front door. Two car side by side driveway.

GARAGE

17' 11" x 8' 7" (5.48m x 2.64m)

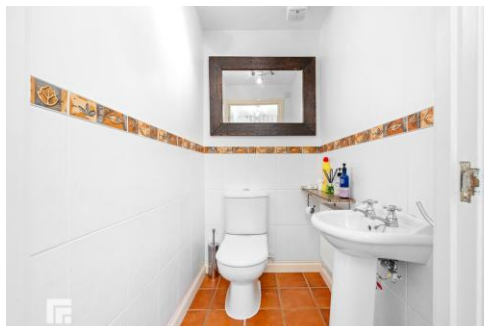
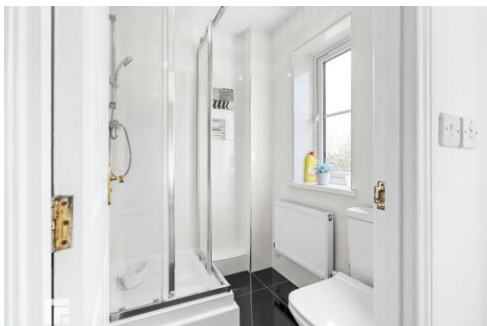
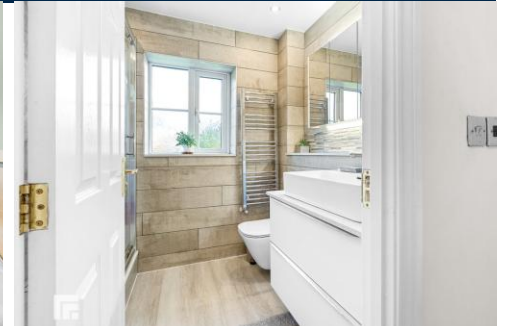
Integral garage with up and over access door. Power and lighting. Electric car charging point. Door to main residence.



7 CAER EFAIL, ST. FAGANS, CARDIFF CF5 6HL



7 CAER EFAIL, ST. FAGANS, CARDIFF CF5 6HL



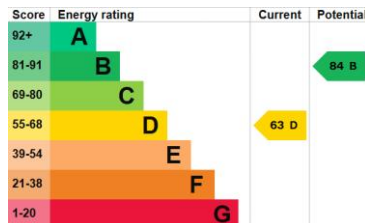
7 CAER EFAIL, ST. FAGANS, CARDIFF CF5 6HL



TOTAL FLOOR AREA: 1470 sq.ft. (136.6 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.

Made with Metropix ©2025



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