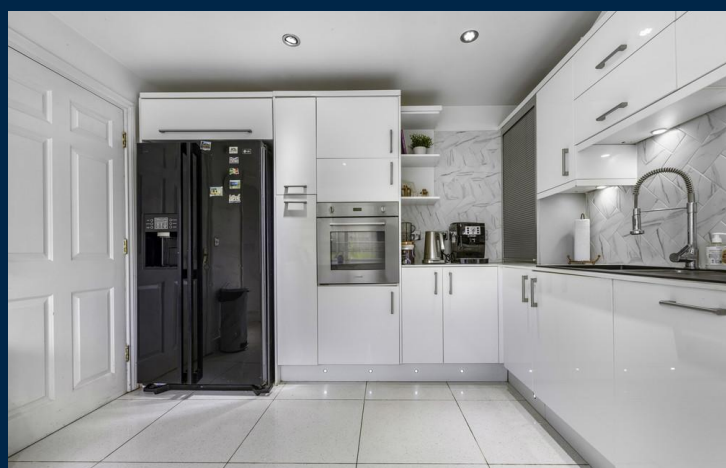




57 LLEWELYN GOCH
ST. FAGANS
CARDIFF CF5 6HR

ASKING PRICE OF
£647,000



DETACHED HOUSE



5



4



5



2

**** FIVE BEDROOM DETACHED WITH DETACHED DOUBLE GARAGE ** LARGE REAR GARDEN **** A double bay fronted, well presented, five bedroom detached family house in the sought after location of executive detached homes. Entrance hallway, cloakroom, bay fronted lounge, bay fronted sitting room, modern fitted kitchen and breakfast room with rear bay window and utility room. To the first floor are three bedrooms, primary bedroom with ensuite shower & bathroom room and there is a separate family bathroom. To the second floor are two further double bedrooms and a family shower room. Gas central heating, double glazing. Large lawned rear garden. Driveway to front leading to the detached double garage. EPC Rating: C

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX:

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Situated on the outskirts of the village of St Fagans, which is rural and yet 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. Tiled flooring. Storage cupboard. Radiator.

CLOAKROOM

Comprising low level wc, wash hand basin. Tiled flooring. Radiator.

LOUNGE

23' 7" x 11' 6" (7.21m x 3.53 (INTO BAY)m)
An excellent sized reception with bay fronted window. French doors to the rear garden. Feature fireplace. Tiled flooring. Radiator.

SITTING ROOM

11' 8" x 10' 7" (3.58m x 3.24 (INTO BAY)m)
A second reception with bay fronted window. Tiled flooring. Radiator.

KITCHEN AND BREAKFAST ROOM

14' 1" x 10' 7" (4.30m x 3.24m)
Appointed along two sides in high gloss white fronts beneath slim line laminate worktop surface. Inset 1.5 bowl

with side drainer. Inset five ring gas hob with cooker hood above. Integrated oven. Matching range of eye level wall cupboards. Space for American style fridge freezer. Bay window overlooking the rear garden. Recessed spotlights. Radiator. Door to utility room.

UTILITY ROOM

6' 7" x 5' 8" (2.01m x 1.73m)
Appointed along two side in light fronts beneath slim line laminate worktop. Inset stainless steel sink. Matching range of eye level wall cupboards. Plumbing for washing machine. Wall mounted 'Worcester' gas central heating boiler. Tiled flooring. Door to rear garden. Radiator.

FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the central landing area. Staircase to second floor. Radiator.

BEDROOM ONE

15' 7" x 10' 8" (4.76m x 3.27m)
Overlooking the entrance approach, a good sized principal bedroom. Range of fitted bedroom furniture. Laminate flooring. Radiator. Door to ensuite.

ENSUITE BATH AND SHOWER ROOM

10' 8" x 5' 6" (3.26m x 1.69m)
Comprising low level wc, bidet, vanity wash basin with storage below, panelled bath, shower cubicle with chrome shower. Wall tiling to half height. Obscured glass window to rear. Radiator. Electric shaver point. Extractor fan.

BEDROOM TWO

12' 6" x 11' 6" (3.83m x 3.53m)
Overlooking the lawned front garden, a second double bedroom. Range of fitted wardrobes to one side. Laminate flooring. Radiator. Door to ensuite.

ENSUITE SHOWER ROOM TWO

White suite comprising low level wc, wash hand basin, shower cubicle. Obscured glass window to front. Tiled splash back. Electric shaver point. Extractor fan. Radiator.



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BEDROOM THREE

8' 7" x 8' 5" (2.62m x 2.58 (MAX)m)
Overlooking the rear garden. A range of fitted wardrobes.
Radiator.

FAMILY BATHROOM

6' 7" x 5' 6" (2.01m x 1.70m)
Comprising low level wc, wash hand basin with storage below, panelled bath with shower mixer tap. Tiled splashback. Obscured glass window to rear. Extractor fan.
Radiator.

SECOND FLOOR

LANDING

Approached via a full turning staircase leading to the central landing area. Access to roof space. Radiator.

BEDROOM FOUR

16' 3" x 11' 0" (4.96m x 3.36m)
With windows to front and rear, an excellent sized double bedroom. Eaves storage. Two radiators.

BEDROOM FIVE

16' 3" x 11' 10" (4.96m x 3.63m)
With windows to front and rear, an excellent sized further double bedroom. Fitted wardrobes to one side. Radiator.

FAMILY SHOWER ROOM

White suite comprising low level wc, vanity wash basin with storage below, shower cubicle. Obscured glass window to rear. Electric shaver point. Mosaic style tiled splash back. Extractor fan. Radiator.

OUTSIDE

REAR GARDEN

A sizeable rear garden laid mainly to lawn, enclosed by timber fencing. Outside tap. Outside light. Side access. Access to garage.

FRONT GARDEN

Area of lawn with central pathway. Wide driveway leading to double garage. Gate giving access to the rear garden.

DETACHED DOUBLE GARAGE

17' 9" x 17' 7" (5.42m x 5.37m)
With twin up and over access doors. Power and lighting. Door to rear garden. Window to rear.

ADDITIONAL INFORMATION

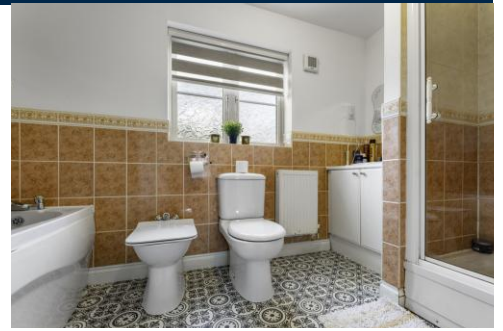
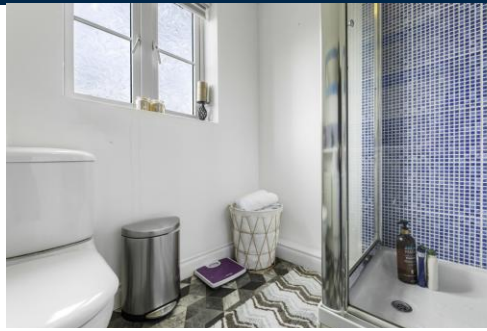
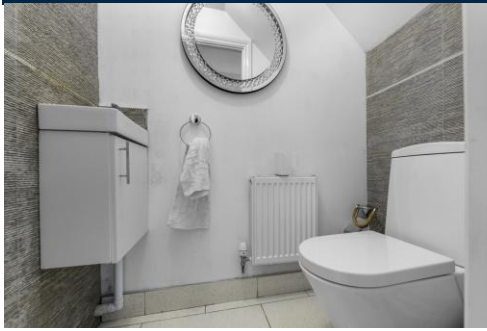
Planning permission of Conversion of ground floor garage and construction of single storey side and rear extensions and first floor side extension which can be found on <https://www.cardiffidoxcloud.wales/publicaccess/applicationDetails.do?keyVal=RHRY0KECHW100&activeTab=summary>



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RADYR 029 2084 2124

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