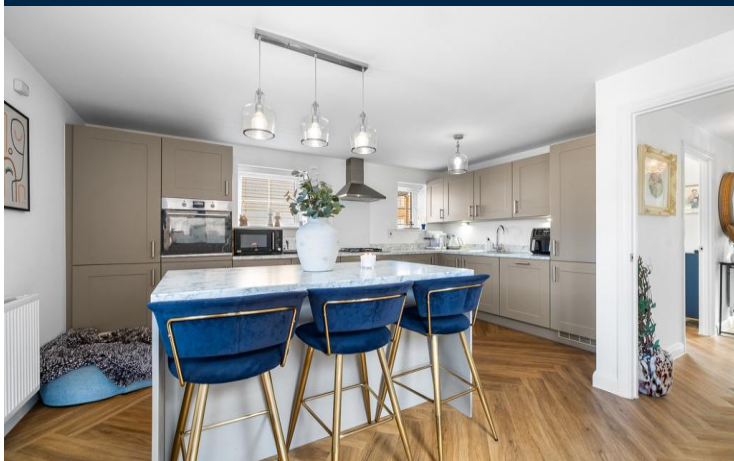




7 HEOL GWERN EDYDDAN
ST. FAGANS
CARDIFF CF5 6FR

OFFERS IN EXCESS OF
£475,000



DETACHED PROPERTY



4



2



3



2

**** FOUR BEDROOM DETACHED FAMILY HOME ** CORNER PLOT ** DRIVEWAY & GARAGE **** A beautifully presented, modern, four bedroom detached Barratt Homes built, 'Alderney' style family home in a sought after modern development. Entrance hallway with storage, cloakroom, spacious lounge with french doors to the rear, versatile dining room and kitchen & breakfast bar with central island. To the first floor are four bedrooms, primary bedroom with fitted wardrobes & ensuite shower room and there is a separate family bathroom with shower over bath. Gas central heating. Double glazing. Immaculately presented low maintenance rear garden comprising porcelain paved patio and artificial lawn. Long driveway to side leading to garage. EPC Rating: B

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 1144 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 composite entrance door leading to the entrance hallway. Staircase to first floor with low level under stairs storage cupboard. Additional storage cupboard. LVT flooring. Radiator.

CLOAKROOM

White suite comprising low level wc and wash hand basin. Tiled splash back. Extractor fan. Radiator.

LOUNGE

16' 9" x 10' 2" (5.12m x 3.10m)

Overlooking the entrance approach, a good sized primary reception. French doors to rear garden. Radiator.

SITTING/PLAYROOM

10' 9" x 9' 8" (3.30m x 2.96m)

Aspect to front and side, a versatile second reception currently utilised as a dining room. LVT flooring. Radiator.

KITCHEN AND BREAKFAST

15' 1" x 15' 0" (4.61m x 4.59m)

A good sized kitchen and family breakfast room with kitchen well appointed along two sides in shaker style fronts with chrome handles beneath marble effect laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with cooker hood above. Integrated oven. Integrated fridge freezer. Integrated washing machine. Integrated dishwasher. Matching range of eye level wall cupboards. Large matching central breakfast bar island. Window to rear. French doors to rear garden. Quality LVT flooring. Radiator.

FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the central landing area. Access to roof space. Window to rear. Radiator.

BEDROOM ONE

13' 1" x 10' 1" (4.01m x 3.09m)

With windows to rear and side, an excellent sized primary bedroom. Range of fitted wardrobes to one side. Radiator. Door to ensuite.

ENSUITE SHOWER ROOM

Quality white suite comprising low level wc, wash basin, large shower cubicle with sliding glass screen door. Wall tiling to splash back areas. Obscured glass window to side. Extractor fan. Radiator.

BEDROOM TWO

12' 2" x 9' 0" (3.72m x 2.76m)

Overlooking the entrance approach, a second double bedroom. Fitted wardrobes. Radiator.

BEDROOM THREE

13' 0" x 8' 8" (3.98m x 2.65m)

With windows to front and side, a further double bedroom. Radiator.



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BEDROOM FOUR

7' 4" x 7' 0" (2.26m x 2.14m)

Overlooking the delightful rear garden. Radiator.

FAMILY BATHROOM

6' 9" x 5' 6" (2.07m x 1.70m)

Quality white suite comprising low level wc, wash hand basin, panelled bath with chrome shower above and swivel glass shower screen. Wall tiling to splash back areas. Extractor fan. Radiator. Quality 'Amtico' flooring.

OUTSIDE

REAR GARDEN

A large porcelain paved patio leading onto a quality laid area of artificial lawn. Fully enclosed by brick wall. Timber gate giving access to side.

FRONT GARDEN

Paved pathway leading to front door and shrubs to borders.

DRIVEWAY

Long driveway for two cars leading to garage.

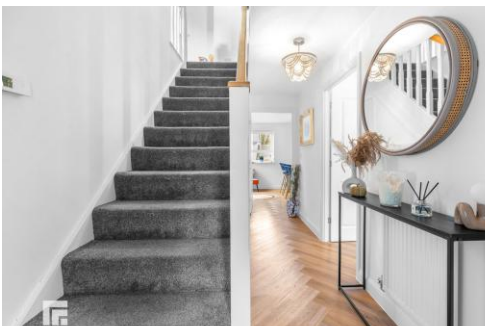
GARAGE

19' 3" x 10' 2" (5.87m x 3.12m)

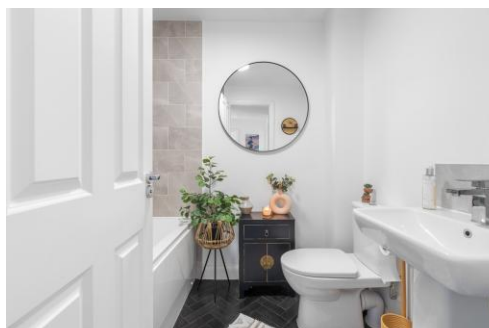
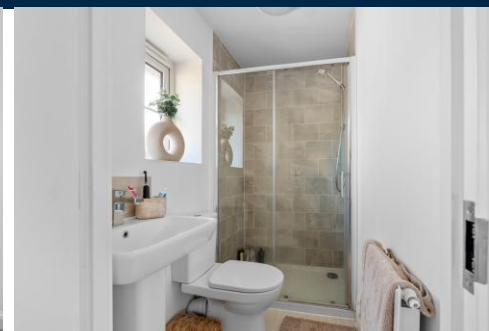
With up and over access door. Power and lighting.



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GROUND FLOOR
572 sq.ft. (53.2 sq.m.) approx.

1ST FLOOR
572 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA: 1144 sq.ft. (106.3 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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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	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



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