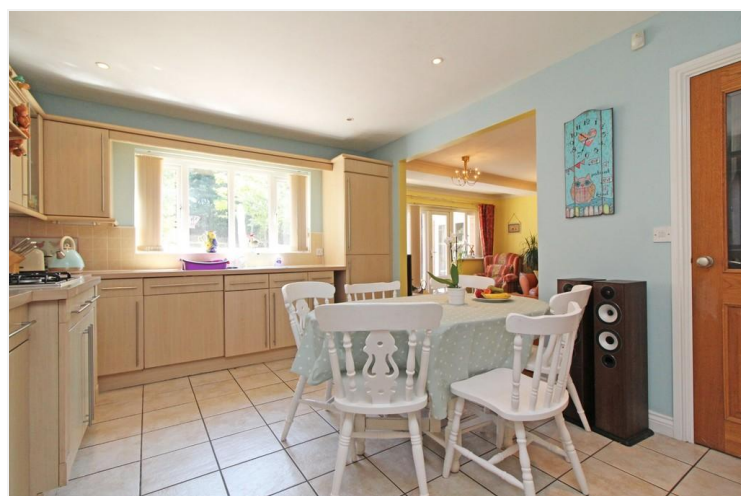


3 Clos St. Catwg

Parc Rhydlafer | St. Fagans | CF5 6PA

Detached House | Asking Price Of £699,950



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PROPERTY DESCRIPTION

**** FIVE BEDROOM EXECUTIVE DETACHED WITH TRIPLE GARAGE/COACH HOUSE ****
ON LARGE PLOT ** An impressive five double bedroom modern family home with separate coach house set in an enclosed private development in popular Parc Rhydlafar. The accommodation briefly comprises large entrance hallway, 21ft lounge, dining room, study/sitting room, kitchen/family room, utility room and cloakroom. To the first floor there is a galleried landing, five double bedrooms, two with en-suite bathrooms and a family shower room. Outside there are front and extensive rear gardens backing onto farmland. Triple garage, coach house and driveway. The property is double glazed and has gas fired central heating. EPC: C

- **Tenure** Freehold
- **Council Tax Band** I
- **Floor Area (Approx).** 2,658 sq. ft.
- **Viewing Arrangements** Strictly by Appointment

LOCATION

This executive family home is situated in the increasingly popular suburb of St Fagans set on the sought after Parc Rhydlafar development. The property is set in semi rural surrounds and is approximately five miles from Cardiff City Centre and is ideally located for major motorway links. The property is within catchment area for Penttyrch Primary School and Radyr Comprehensive School, the Welsh Medium Schools Ysgol Gyfun Gynraeg Plasmawr and Creigiau Primary are all close by.

ENTRANCE

Entered via large open porch to double front doors with matching side panels into hallway.

HALLWAY

17' 7" x 12' 0" (5.36m x 3.66m) Impressive hallway with a central turning staircase to first floor and doors to all rooms. Wooden flooring. Cloaks cupboard. Radiator.

LOUNGE

21' 4" x 14' 4" (6.5m x 4.37m) An impressive spacious lounge with feature sandstone fireplace with coal effect gas fire. uPVC double glazed French doors to rear garden and double glazed bay window to rear plus window to side. Two radiators.

DINING ROOM

16' 6" (5.03m) Feature sandstone fireplace with inset coal effect gas fire. uPVC double glazed bay window to front plus window to side. Two radiators.

STUDY/SITTING ROOM

12' 8" x 11' 5" (3.86m x 3.48m) uPVC double glazed window to front aspect. Radiator.

KITCHEN/FAMILY ROOM

26' 1" x 11' 5" (7.95m x 3.48m) Open plan kitchen/family room with views over the rear garden. Two radiators. The kitchen area is fitted with modern base and eye level units with complimenting work surfaces incorporating one and a half bowl stainless steel sink unit. Built in electric oven, gas hob and extractor fan above. Built in fridge freezer and dish washer. Spotlights to ceiling. Space for breakfast table and chairs. uPVC double glazed windows to side and rear. Door to utility room. Radiator and ceramic tiled flooring.

UTILITY ROOM

9' 2" x 6' 2" (2.79m x 1.88m) Gable door into utility room. Fitted with a range of base and eye level units incorporating stainless steel sink unit and work surfaces. Central heating boiler. Plumbed for automatic washing machine. Double glazed window and door to side. Radiator. Wine rack. Ceramic tiled flooring.

CLOAKROOM/WC

8' 9" x 4' 8" (2.684m x 1.438m) Low level WC. Pedestal wash hand basin. uPVC double glazed window to side. Radiator.

FIRST FLOOR

LANDING

Galleried landing with doors to five bedrooms plus the family bathroom. uPVC double glazed window to front aspect. Loft access. Large walk in airing cupboard. Radiator.

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MASTER BEDROOM

21' 6" x 14' 3" (6.557m x 4.365m) Large impressive bedroom with dressing area and en-suite bathroom. uPVC double glazed windows to side and rear overlooking the rear gardens and farmland. Two radiators. Five door wardrobe. Door to en-suite.

EN-SUITE

8' 5" x 9' 3" (2.577m x 2.838m) Large panelled bath with central taps. Fitted double shower. Low level WC. Bidet. Pedestal wash hand basin. Radiator. Shaver point. uPVC double glazed window to side. Spotlights.

BEDROOM TWO

16' 6" x 10' 8" (5.043m x 3.272m) uPVC double glazed window to front and side. Two double fitted wardrobes. Two radiators. Door to en-suite.

EN-SUITE

8' 10" x 7' 0" (2.717m x 2.159m) Double fitted shower cubicle. Panelled bath. Low level WC. Pedestal wash hand basin. Radiator. Window to side.

BEDROOM THREE

13' 3" x 11' 3" (4.052m x 3.437m) Two fitted double wardrobes. uPVC double glazed window to rear. Radiator.

BEDROOM FOUR

11' 3" x 9' 4" (3.452m x 2.865m) uPVC double glazed window to front aspect. Radiator.

BEDROOM FIVE

12' 6" x 8' 11" (3.814m x 2.719m) uPVC double glazed window to rear overlooking the rear garden and farmland. Radiator.

FAMILY SHOWER ROOM

9' 3" x 7' 11" (2.824m x 2.416m) Luxury double shower with glass shelves. Low level WC. Pedestal wash hand basin. uPVC double glazed window to side. Ladder radiator. Fully tiled walls.

OUTSIDE

COACH HOUSE

One bedroom coach house with separate entrance. Velux windows. Lounge, bedroom, and separate bathroom.

FRONT GARDEN

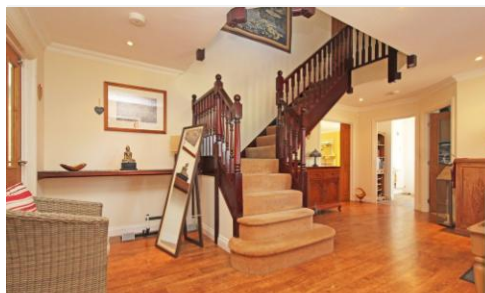
Entered via a private brick paved driveway through a wrought iron gate with pathway to front porch way. Laid to lawn and surrounded by a dwarf brick wall with wrought iron fencing. Block paved driveway to triple garage and coach house. Side access.

REAR GARDEN

The large rear gardens are landscaped and are backing onto farmland. Large Cotswold stone patio, lawns and a variety of mature shrubs and trees. Spiral staircase leading to the coach house plus a door into the triple garage.

TRIPLE GARAGE

Three up and over electric doors. Light and power. Side door.



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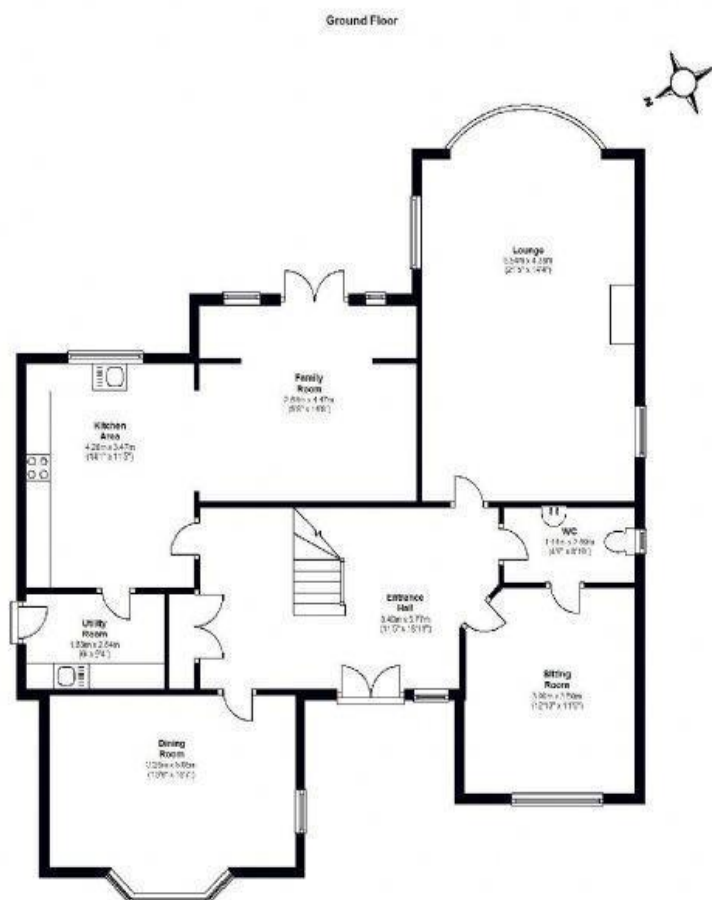


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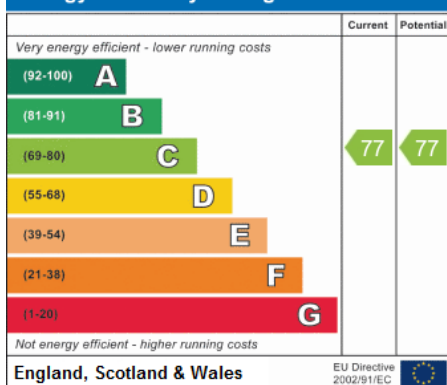
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FLOORPLANS



Energy Efficiency Rating



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