

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

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MAES Y GAD

ST. FAGANS

# MAES Y GAD

ST. FAGANS, CF5 6DQ - £385,000

This charming and tastefully presented terrace house located in the historic village of St. Fagans, is just a few minutes' stroll from the castle entrance to St. Fagans National Museum of History. It offers a perfect blend of historic charm and modern comforts, making it an excellent choice for families or individuals looking for a peaceful living environment, yet remains within easy access to the city of Cardiff.

The accommodation briefly comprising; a spacious entrance hallway, kitchen, utility room, WC and an open plan living/dining room with double doors leading to a very well presented garden. To the first floor is the primary bedroom with en-suite, a further two spacious bedrooms and a large family bathroom. The property also benefits from a garage and drive, with a well maintained front garden. To the rear of the property is a manicured private stone walled garden.

 3 bedroom(s)  2 bathroom(s)  953.02 sq ft

## PORCH

## HALLWAY

## UTILITY ROOM

1.60m x 2.34m (5'3 x 7'8)

## WC

## KITCHEN

2.92m x 3.00m (9'7 x 9'10)

## DINING ROOM

2.90m x 2.64m (9'6 x 8'8)

## LIVING ROOM

3.81m x 3.35m (12'6 x 11)

## LANDING

## BEDROOM 1

2.77m x 2.11m (9'1 x 6'11)

## BEDROOM 2

3.48m x 3.30m (11'5 x 10'10)

## BATHROOM

2.11m x 2.18m (6'11 x 7'2)


## BEDROOM 3

2.92m x 3.84m (9'7 x 12'7)

## EN SUITE

2.49m x 1.42m (8'2 x 4'8)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



## Maes Y Gad, St Fagans, CRF

Main Building: Total Interior Area 953.02 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

