



David **Ricketts**



Ffordd Ffagan, Cardiff

Offers Over £749,000

2,611 sq.ft

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Ffordd Ffagan, Cardiff, CF3 - Offers Over £749,000



A substantial and impressive four-bedroom detached family home, occupying a prime corner position within a select private cul-de-sac and backing directly onto St Mellons Golf Course. The property offers spacious, versatile accommodation with high-quality modern upgrades, set within private south-facing gardens.

The ground floor comprises an entrance porch leading to a welcoming reception hall with storage and cloakroom. There is an elegant main lounge with a feature fireplace and French doors to the garden, a separate study ideal for home working, and a stunning open-plan kitchen/dining room fitted with premium units, integrated appliances, and a central island. This space flows into a large conservatory overlooking the garden.

Upstairs, four well-proportioned bedrooms are arranged around a central landing, including a generous principal bedroom with built-in wardrobes and en-suite. Two further double bedrooms, a flexible fourth bedroom, and a contemporary family bathroom complete the first floor.

A notable addition is the substantial studio or games room above the double garage, offering excellent flexibility for a home office, gym, or leisure space. Externally, the property enjoys enclosed south-facing gardens, a private driveway with ample parking, and a double garage, all within a highly desirable location close to local amenities, countryside, and excellent transport links.

Ground Floor

- Living Room - (11'8" x 22'4")
- Study - (9'4" x 10'2")
- WC - (3'4" x 7'6")
- Kitchen/Dining Space - (14'0" x 24'0")
- Conservatory - (12'5" x 12'11")
- Utility - (9'0" x 5'8")

First Floor

- Master Bedroom - (13'7" x 12'8")
- En-suite - (9'2" x 10'0")
- Bedroom 2 - (12'1" x 10'0")
- Bedroom 3 - (13'11" x 10'3")
- Bedroom 4 - (9'3" x 8'9")
- Bathroom - (8'3" x 8'9")
- Garage - (18'5" x 21'5")
- Games Room - (18'5" x 21'5")



















David Ricketts & Co Property Services Limited

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