



Ty Lorrall Cardiff Road, St. Fagans

£950,000 Freehold

An exceptionally spacious four double bedroom detached family home of modern build but with a traditional character look, nestled in the heart of St Fagans village. Large entrance hallway, cloakroom, spacious lounge, study, modern fitted kitchen and dining room. To the first floor are four double bedrooms, bedrooms one and two with ensuite shower rooms and a separate family bath and shower room with jacuzzi bath. Gas central heating. Driveway to front. Large rear garden of paved patio being low maintenance, rear lane access offering a rear driveway. Detached former double garage currently utilised for a home business but could be used for a variety of reasons including reinstated back to a double garage. Southerly facing rear garden. EPC Rating: tbc

Council Tax band: G

Tenure: Freehold

ENTRANCE HALLWAY

11' 9" x 11' 0" (3.58m x 3.36m)

Approached via a composite entrance front door, an excellent sized entrance hallway with staircase to first floor, wood flooring and radiator.

CLOAKROOM

White suite comprising low level wc, wash hand basin with storage below, tiled flooring, window to side, wall tiling and radiator.

LOUNGE

26' 1" x 21' 7" (7.94m x 6.58m)

An excellent sized principal reception with two windows to front and two sets of tri folding doors opening to the delightful rear garden, recessed spotlights, underfloor heating. Please note the fireplace is no longer in working condition.

STUDY

11' 0" x 9' 5" (3.36m x 2.86m)

Aspect to front, a good sized study or home office, laminate flooring and radiator.

KITCHEN AND DINING ROOM

24' 6" x 18' 5" (7.48m x 5.61m)

Modern fitted kitchen well appointed along four sides in light high gloss fronts beneath granite worktop surfaces, inset 1.5 bowl sink with worktop side drainer, inset range style cooker, space for American style fridge freezer, matching range of eye level wall cupboards, integrated wine cooler, integrated dishwasher, concealed gas central heating boiler, travertine tiled flooring, ample space for large family dining table, French doors to rear garden, window to rear and side. Radiator.

FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the spacious central landing area, recessed spotlights and access to roof space. Large airing cupboard housing the hot water cylinder.

BEDROOM ONE

18' 6" x 11' 11" (5.64m x 3.62m)

An excellent sized principal bedroom with access approach giving access to the ensuite, range of fitted bedroom furniture including wardrobes, chest of drawers and bedside tables, window to front and rear French doors opening to a Juliet balcony. Radiator.

ENSUITE SHOWER ROOM

10' 10" x 6' 11" (3.31m x 2.10m)

With sliding pocket access door leading to the spacious

BEDROOM THREE

13' 10" x 12' 0" (4.21m x 3.66m)

Windows to front and side, a third double bedroom, fitted wardrobes, radiator.

BEDROOM FOUR

13' 1" x 7' 8" (4.00m x 2.33m)

Overlooking the rear garden, a fourth double bedroom, a range of fitted bedroom furniture, radiator.

FAMILY BATHROOM

9' 10" x 7' 7" (2.99m x 2.31m)

Modern white suite comprising low level wc, wash hand basin, large multi jet jacuzzi bath with shower mixer, multi jet shower cubicle, full wall and floor tiling, obscure glass window to front, recessed spotlights and radiator.

OUTSIDE

DETACHED STORE

13' 8" x 10' 2" (4.17m x 3.09m)

Spacious detached storage with double access doors, power and lighting.

DETACHED FORMER DOUBLE GARAGE

ROOM ONE

17' 8" x 7' 5" (5.38m x 2.27m)

With access door from side, folding doors to front. Tiled flooring.

ROOM TWO

17' 7" x 9' 5" (5.37m x 2.86m)

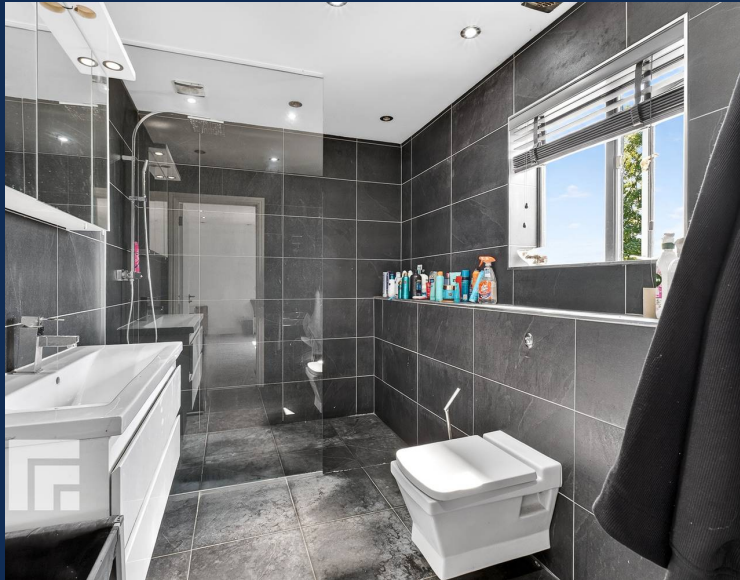
Adjoining room one, two windows to side and folding doors to front. A range of units and worktops to two sides, inset stainless steel sink.

WC

Toilet located to the rear of the detached former garage.

ADDITIONAL INFORMATION

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.



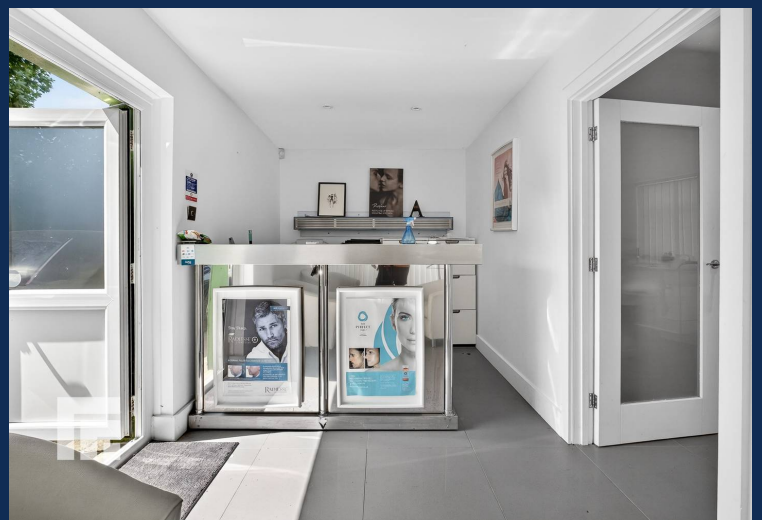


REAR GARDEN

Enjoying a southerly aspect. Large paved patio leading onto areas of artificial lawn. Enclosed by hedgerow and timber fence. Rear access via large double pillars leading to the paved driveway and double garage. Storage behind the garage. Outside power points. Outside lighting. Outside tap. Large storage shed with power and lighting. Access leading to front.

FRONT GARDEN

Paved cobble driveway with parking for one car. Artificial lawn and paved pathway to front door, enclosed by hedgerow and low level stone wall to front boundary.



GROUND FLOOR
1191 sq.ft. (110.7 sq.m.) approx.

1ST FLOOR
1132 sq.ft. (105.1 sq.m.) approx.



TOTAL FLOOR AREA: 2323 sq.ft. (215.8 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.
Made with Metropix ©2020

RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK