

## 2 The Laurels Cardiff Road, St. Fagans

£965,000

**FIVE BEDROOM DETACHED IN THE HEART OF THE HISTORIC VILLAGE OF ST FAGANS NO CHAIN \*\*** A beautifully presented and exceptionally spacious five bedroom detached family home, located in the heart of historic St Fagans, with a short walk from the Museum of Welsh Life with free entry via the nearby pedestrian gate, a pub and a restaurant . Entrance porch way, large entrance hallway, spacious lounge with cast iron wood burner, sitting room with cast iron wood burner, versatile home office or play room, sizeable kitchen and breakfast room, utility/boot room. To the first floor is a good sized landing, five double bedrooms, bedrooms one and two with ensuite shower rooms, there is a separate family bathroom. Gas central heating. Beautifully maintained sash windows. Fully enclosed paved patio and lawned rear garden. Large key block driveway providing parking for approx 5/6 cars leading to the garage. No Chain. EPC Rating: TBC

Council Tax band: H

### **Entrance porchway**

Approached via a stable style wood panelled entrance door with windows to upper part leading to the entrance porchway. Tiled flooring.

### **Entrance Hallway**

Approached via a wood panelled entrance door with windows to upper part leading to the large entrance hallway. Staircase to first floor. Quality wood block flooring. Radiator.

### **Cloakroom**

Modern white suite comprising low level wc and vanity wash basin with storage below. Tiled flooring. Wall tiling to splash back areas. Storage cupboard. Vertical radiator. Recessed spotlights.

### **Lounge**

14' 8" x 14' 6" (4.47m x 4.41m)

Aspect to front with French doors to the rear garden. Large feature brick fireplace with inset cast iron wood burner and oak beam above. Wood block flooring. Storage cupboards to either side of chimney breast. Radiator.

### **Sitting room**

14' 6" x 14' 6" (4.43m x 4.41m)

With windows to front and rear, an excellent sized second reception. Feature fireplace with inset cast iron wood burner. Solid woodblock flooring. Radiator.

### **Study/office**

12' 7" x 8' 3" (3.83m x 2.51m)

Aspect to front and rear, a versatile reception. Laminate flooring. Radiator.

### **Kitchen/diner and family room**

27' 0" x 18' 0" (8.23m x 5.49m)

A superb open plan kitchen/diner and family room. Kitchen well appointed along three sides in light panelled fronts beneath laminate worktop surfaces. Inset 1.5 bowl sink with side drainer. Inset four ring gas hob with concealed cooker hood above and microwave below. Integrated oven and grill. Space for American fridge freezer. Integrated dishwasher. Tiled splashback. Ample space for large family dining and family seating. Door to driveway with windows to front. Windows to rear and French doors to rear garden. Radiator.

### **Utility room and boot room**

11' 5" x 5' 7" (3.47m x 1.69m)

Door from kitchen. Ample shelving for shoes/boots. Utility space with units and worktop. Inset stainless steel sink. Plumbing for washing machine. Space for tumble dryer. Matching range of eye level wall cupboards. Opening to garage.

### **First floor landing**

Approached via a quarter turning staircase leading to the long galleried landing area. Window to front. Two windows to side. Airing cupboard showing the combo gas central heating boiler. Access to roof space. Radiator.

### **Bedroom one**

22' 5" x 18' 1" (6.82m x 5.50m)

Overlooking the delightful rear garden with additional window to front, an excellent sized primary reception. Two large wardrobes. Luxury laminate flooring. Radiator.

### **Ensuite shower room one**

10' 6" x 6' 3" (3.19m x 1.90m)

Quality white suite comprising low level wc, wash hand basin, large walk in shower cubicle with chrome shower above. Full wall tiling. Tiled flooring. Obscured glass window. Recessed spotlights. Chrome heated towel rail.

### **Bedroom two**

14' 6" x 14' 6" (4.43m x 4.42m)

With windows to front and rear, a second excellent sized double bedroom. Radiator. Door to ensuite shower room.

### **Ensuite shower room two**

8' 5" x 5' 3" (2.56m x 1.59m)

Modern white suite comprising low level wc, vanity wash basin with storage below, large shower cubicle with chrome shower above. Wall Tiling to splash back areas. Tiled flooring. Extractor fan. Recessed spotlights. Chrome heated towel rail.

### **Bedroom three**

14' 8" x 14' 6" (4.48m x 4.42m)

Aspect to front and rear, a third double bedroom. Recessed spotlights. Radiator.

### **Bedroom four**

10' 7" x 9' 2" (3.22m x 2.80m)

Overlooking the key block side entrance, a fourth double bedroom. Laminate flooring. Radiator.

### Bedroom five

10' 8" x 10' 6" (3.25m x 3.21m)

Aspect to side, a fifth double bedroom. Laminate flooring. Radiator.

### Family bathroom

10' 7" x 5' 10" (3.22m x 1.79m)

Quality white suite comprising low level wc, vanity wash basin with storage below, p-shaped bath with chrome shower above. Wall tiling to splash back areas. Obscured glass window. Recessed spot lights. Extractor fan. Large linen storage cupboard with shelving. Chrome heated towel rail.





### **REAR GARDEN**

Beautifully paved patio with curved borders adjoining a beautifully manicured area of lawn. Brick wall with hedgerow beyond. Access to side. Decorative stone relaxation area with space for hot tub (please note the owners are willing to leave the hot tub via separate negotiation). Outside lighting. Outside tap.

### **FRONT GARDEN**

Approached via a timber entrance gate leading to a paved pathway and steps to front door. Lawn to either side with hedgerow to front boundary. Decorative stone paved pathway and seating relaxation area. Access to rear garden.

### **DRIVEWAY**

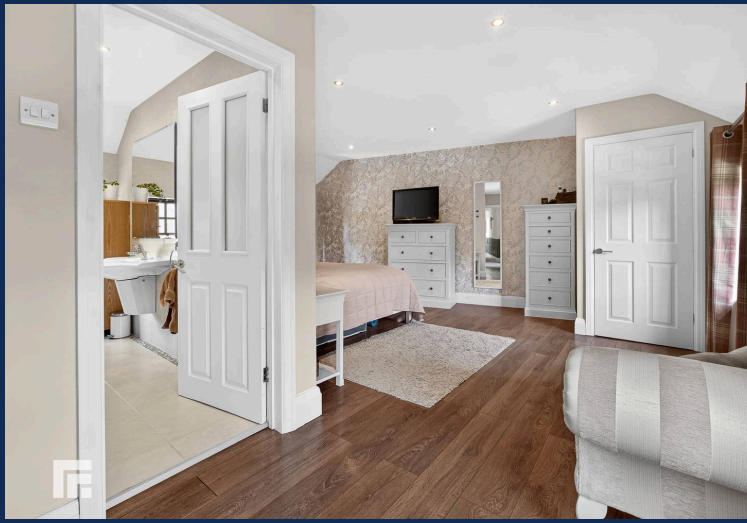
6 Parking Spaces

Keyblock driveway with parking for approx 5/6 cars accessed via a timber bar gate. Outside power point. Access to garage.

### **GARAGE**

Single Garage

5.63 x 5.27 max With up and over access door, power and lighting. Door to rear garden.





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