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herbert r thomas

2 The Laurels Cardiff Road, St. Fagans CF5 6EB

Cardiff

Guide Price **£965,000**

2 The Laurels

Travelling westbound along Cardiff Road from the Pontcanna/Fairwater direction proceed into St Fagans village passing through the right of way, 2 The Laurels will be the 3rd property on your right hand side. Proceed onto the shared drive and keep right into the private driveway of No.2.

What3Words: stars.lives.enjoyable

Substantially built, detached, 5 double bedroom family home offering well balanced living space sat in an established, private garden plot in the heart of the highly regarded village of St Fagans.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



Part glazed timber stable front door opens to ENTRANCE PORCH with Parisian style tiled flooring, pitched ceiling and pendant light. A wooden glazed door leads to the CENTRAL HALLWAY with rich toned parquet flooring laid, with multiple wall mounted up and down lighting and quarter turn spindle staircase rises to the first floor. Just off lies a stylish, extensively tiled cloakroom with a wall mounted toilet and vanity sink, waterfall mixer tap over, a double cloak cupboard providing practical storage. To the left of the ENTRANCE HALL lies a SITTING/TV ROOM with a continuation of the parquet flooring. Enjoying a dual aspect with sash windows to the front and rear elevations. An inset 'Clock' multifuel burner, with slate hearth and traditionally styled surround providing a brilliant focal point. A door connects to a double height, vaulted HOME OFFICE/STUDY with parquet flooring laid, windows to front and rear. Double doors from the ENTRANCE HALL welcome you into the MAIN LIVING ROOM, luxurious parquet flooring continues with a central multi-fuel burner with timber mantle over, brick surround and flag stone hearth flanked by bespoke fitted low-level cupboards and open shelving above. A brilliantly bright space with light drawn in from the sash window to the front and double doors opening directly to the private garden.

A truly sociable KITCHEN/LIVING/DINING AREA with slate tiled flooring, comprises a timeless shaker style run of cabinets with complementing central islands. Appliances to remain includes a 'Neff' oven/grill, gas hob with microwave under, inset composite sink and dishwasher with space for American style fridge/freezer (to be separately negotiated). Windows to the front and rear elevations. Two feature pendant lights frame the dining area, in addition, French doors lead you to the garden. A part glazed stable door opens to the courtyard. A side hall leads into a plumbed UTILITY ROOM providing further low level storage cupboards with countertop over, plumbed sink and provision for white goods. Beyond lies an large INTEGRAL GARAGE with electrically operated double door to driveway.

A part galleried LANDING with modern pendant light over and a number of windows drawing natural light in, leads to the bedroom accommodation. An airing cupboard housing the boiler and a separate attic hatch are accessible. BEDROOM 1 is a generous, dual aspect double bedroom enjoying garden views that lies to the far rear of the property with two dressing cupboards with fitted hanging rails. A fully tiled EN-SUITE SHOWER ROOM with underfloor heating comprises, a large walk-in mains fed shower, sink and modern WC with a frosted sash window to the front. BEDROOM 2, a substantial double, lies to the front of the property with central ceiling light and sash windows to the front garden and courtyard. A well appointed, modern EN-SUITE SHOWER ROOM comprises a double shower enclosure, WC and vanity basin with open shelving, chrome heated towel rail and tiled flooring. BEDROOM 3 is a lovely sized dual aspect room with fitted carpet, led spotlights that enjoys gardens views to front and back. BEDROOM 4 is a pleasant double with elevated views to the courtyard.

BEDROOM 5 currently used as a HOME OFFICE with window overlooking the courtyard with timber style flooring and pendant light. If required, this would make a great dressing room for Bedroom 1. The FAMILY BATHROOM services Bedrooms 3, 4 and 5. Comprising a three-piece suite with a 'P' shaped panel bath, shower over (mains fed), tile surround, low-level WC and vanity basin, with a frosted sash window bringing in natural light. In addition, a practical airing cupboard is ideal for storing linen and towelling.

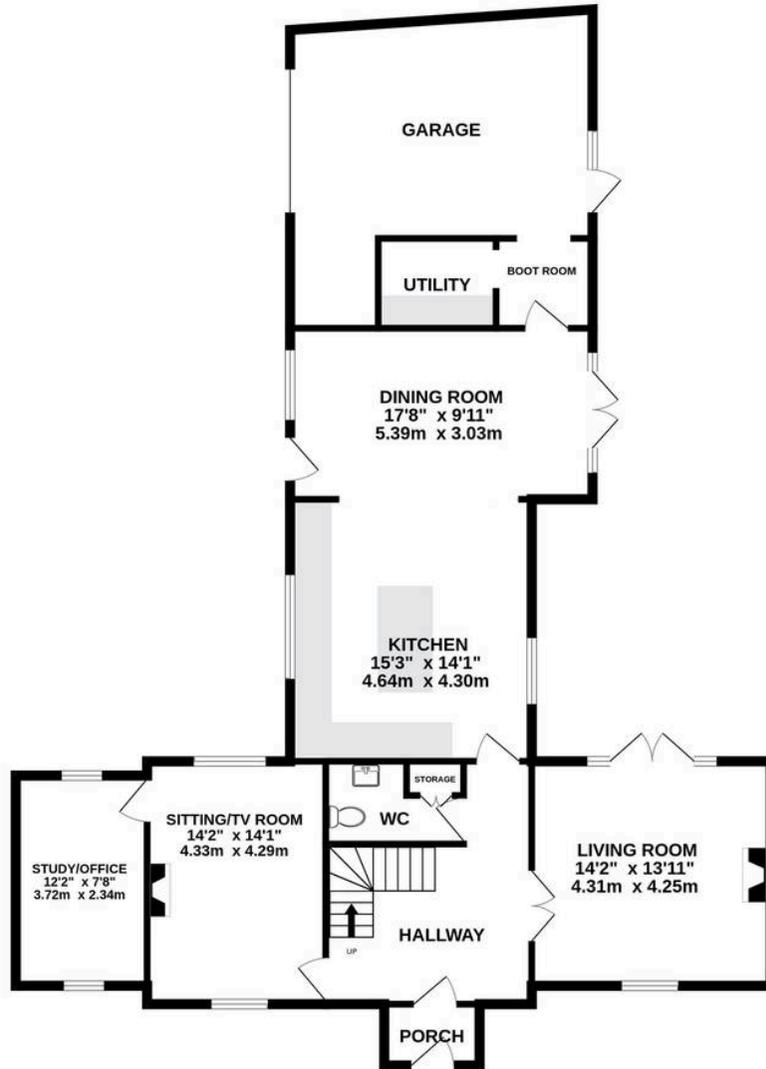
A shared access to The Laurels opens to a walled private, block pavia courtyard that can accommodate up to 6 vehicles with ease. To the boundary lies a slate topped log store. A beautiful, hedge lined FRONT GARDEN with steps leads to the ENTRANCE PORCH. The REAR GARDEN is fully enclosed and has been professionally landscaped with great connectivity to both kitchen and living rooms. A well kept shaped grass lawn with the stock borders add bursts of seasonal colour. A sweeping paved terrace is ideal for entertaining with the garden also enjoying a hot tub area with ship sail awning over and a secluded decked seating area.



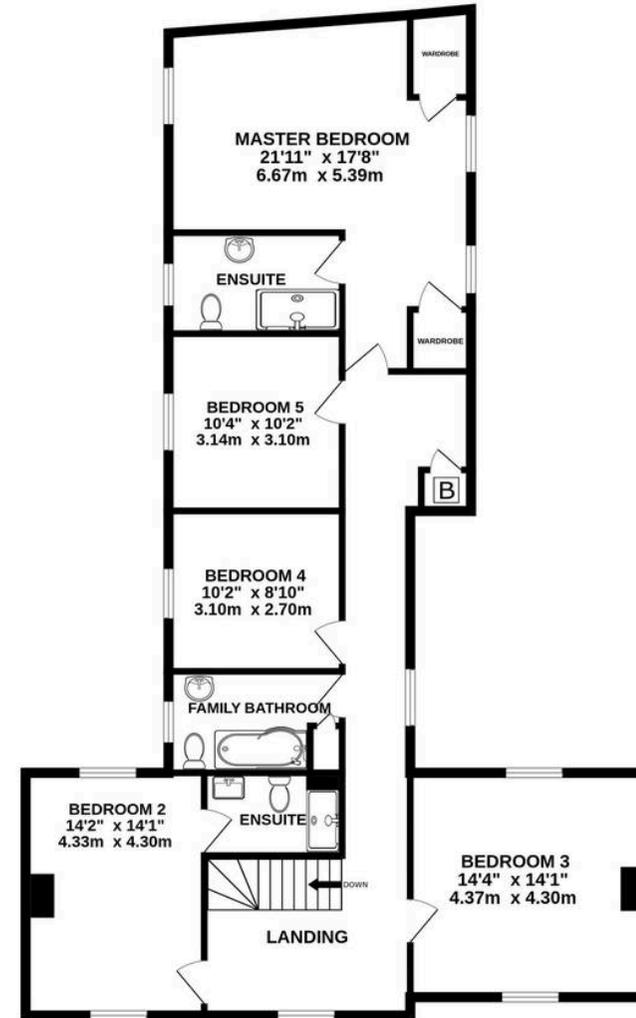
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GROUND FLOOR
1312 sq.ft. (121.9 sq.m.) approx.



1ST FLOOR
1208 sq.ft. (112.2 sq.m.) approx.



TOTAL FLOOR AREA : 2520 sq.ft. (234.1 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.

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