



35 St. Fagans Drive, St. Fagans, CF5 6EF

Cardiff

Guide Price £699,999

## 35 St. Fagans Drive

Travelling from Cardiff along St Fagan's Road turn right into Crofft-Y-Genau Road. Continue passed the Plymouth Arms, continue along this road for about 300 yards where St Fagans Drive will be on your right. Follow this road and No. 35 will be on your left hand side.

What3words: organs.cabin.cape

Spacious 5-bed home with multiple reception rooms, office, games room, large garden, ponds, double garage, and driveway. Principal bedroom with en-suite and dressing area.

Council Tax band: I

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Upon entering the property, you are welcomed into a spacious ENTRANCE HALL with fitted carpet, painted walls, coving, and a staircase leading to the first floor. The front LOUNGE features a gas fireplace, double-glazed window overlooking the front garden, and multiple light fittings creating an inviting space.

The DINING ROOM continues the same carpet and offers painted walls, ceiling coving and sliding aluminium doors leading to a further reception area.

From here, a single-glazed door connects to the KITCHEN, fitted with tiled flooring and walls, a glass hob, oven and grill and a range of grey and blue painted units. A UTILITY ROOM adjoins the kitchen, offering additional storage, a stainless steel sink and access to the rear garden.

The ENTERTAINMENT ROOM at the rear of the property is a standout feature, with picture-frame paneled walls, multiple radiators and sliding doors opening to the garden. A small area under the stairs adds extra storage.

The GAMES ROOM leading from the dining room is an expansive space which needs attention, this room has the potential to be a great entertaining space for family and friends. A dedicated OFFICE SPACE with built-in bookcases and a front-facing window offers a quiet work environment. A separate WC with vintage mustard fittings and storage cupboards completes the ground floor.

Upstairs, the PRINCIPLE BEDROOM includes fitted wardrobes, a dressing area, and an EN-SUITE BATHROOM with tiled walls and flooring, bath, bidet, toilet and a double shower cubicle. The SECOND BEDROOM benefits from triple aspect windows, fitted wardrobes and access to a flat roof area that could serve as a seating space, the bedroom also offers a bath and sink. BEDROOM THREE has a double aspect, overlooking the front and rear garden with radiator and sink with storage below. BEDROOM FOUR is another double with views over the front garden, fitted wardrobes and sink. BEDROOM FIVE has views over the front garden, additional storage cupboard and sink.

The MAIN BATHROOM includes an avocado suite comprising; bath, shower, and sink, as well as a fitted sauna. A second landing provides loft access and further storage cupboards.

Externally, the rear garden features a mix of patio areas, lawn, mature trees, and shrubbery. There are two ponds, one large sunken pond, a smaller nursery pond and a greenhouse with a pump system. The large DOUBLE GARAGE houses a Worcester boiler, electric and gas meters, and has an electric up-and-over door with internal lighting and water access.

To the front, a spacious driveway leads to the garage, with side access to the rear garden both sides of the home. The entrance is framed by lawned areas and evergreen borders, with a patio seating area and flower beds enhancing the approach. A sliding aluminium door opens into a porch with exposed brick walls and a wooden clad ceiling, leading to the main front door.

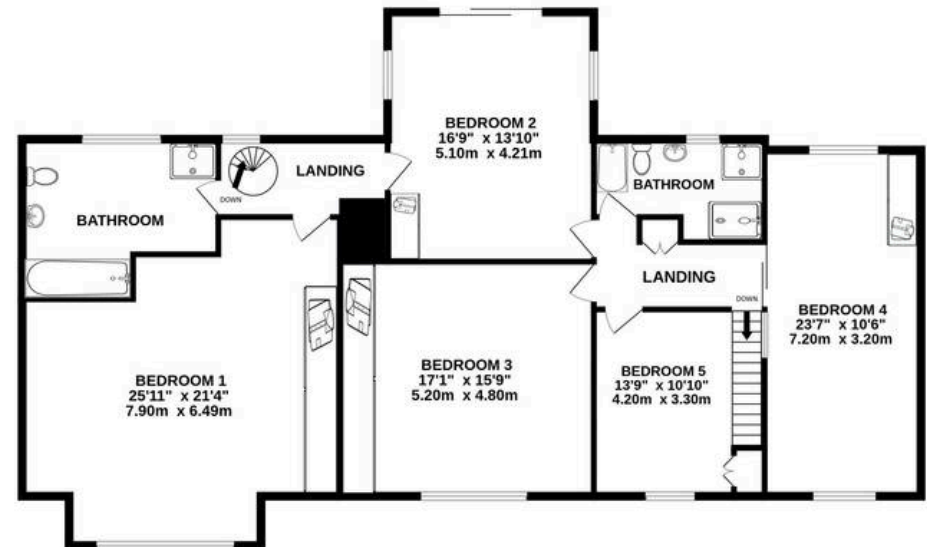
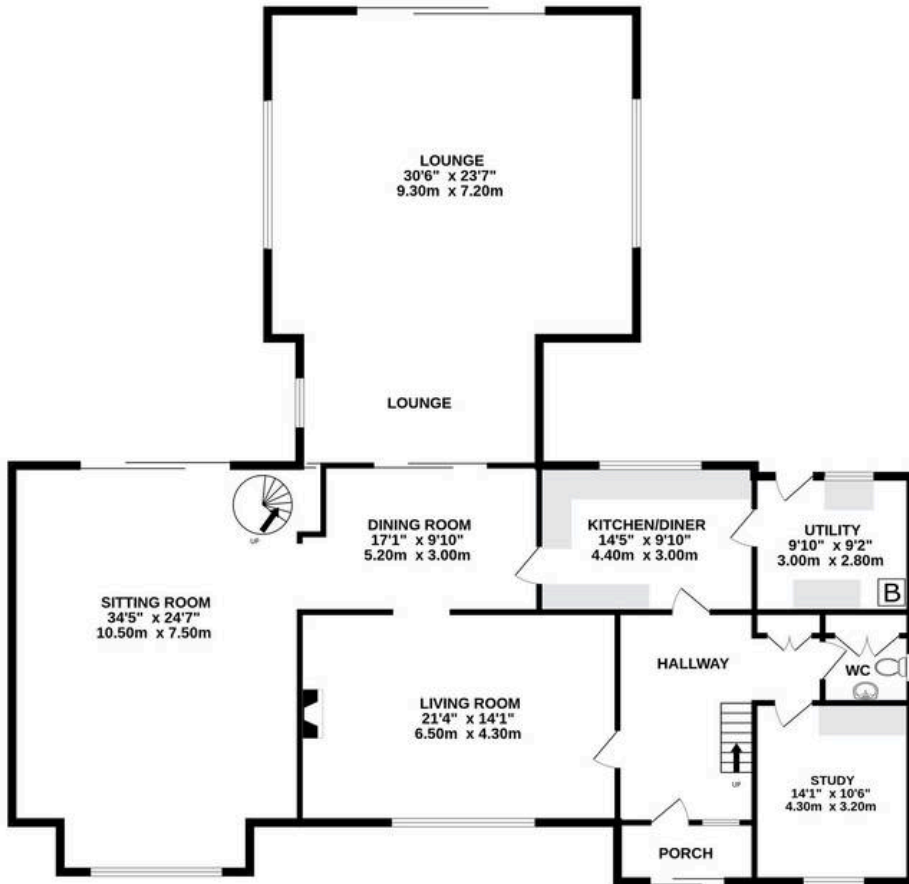


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**GROUND FLOOR**  
2231 sq.ft. (207.2 sq.m.) approx.

**1ST FLOOR**  
1583 sq.ft. (147.0 sq.m.) approx.



**TOTAL FLOOR AREA : 3813 sq.ft. (354.3 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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