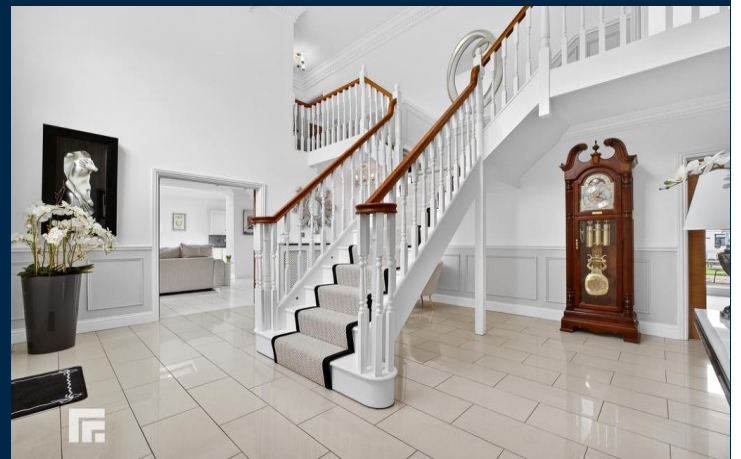




GREENWOOD LANE
ST. FAGANS
CARDIFF CF5 6EL

ASKING PRICE OF
£1,475,000



DETACHED HOUSE



5



3



4



2

**** STUNNING 5 BEDROOM EXTENDED HOME ON LARGE PLOT ** WITH OVER 4,000 SQ.FT. OF ACCOMMODATION **** An exceptional five double bedroom detached home set in the beautiful sought-after semi-rural location of St. Fagans, just five miles from Cardiff city centre. Accessed via electric gates, the property offers ample parking and wonderfully landscaped gardens expanding over 1/3rd of an acre. A grand entrance hall with galleried landing leads to two spacious reception rooms, WC, and a stunning open-plan kitchen/dining/family room with bifold doors and high-spec finishes including granite worktops and a Rangemaster cooker. Upstairs features five generous bedrooms, including a luxurious principal suite with freestanding bath and balcony, plus multiple en-suites. The impressive rear garden boasts a large deck, outdoor kitchen, "Lockdown Bar," and a substantial garden room with living space and shower room. Integral garage with electric door. EPC rating: C

DESCRIPTION

Situated in the highly desirable village of St Fagans, just five miles from Cardiff city centre, Westleigh is an outstanding five double bedroom detached residence offering substantial, beautifully presented accommodation set within generous, landscaped grounds. This exceptional home enjoys a peaceful semi-rural setting while remaining conveniently located for local amenities, major transport links, and is within walking distance of a traditional public house and the renowned St Fagans National Museum of History.

Approached via privately owned Greenwood Lane, the property is accessed through electric gates leading to an expansive gravel driveway providing parking for numerous vehicles. The front grounds are attractively laid to lawn with mature hedging, complemented by an Indian sandstone patio, electric car charging point, and gated side access to the rear garden.

Internally, the property is entered through a grand and welcoming hallway featuring a striking double-height ceiling, central staircase, and galleried landing. Oak glazed doors lead to the principal reception rooms, including a spacious lounge with French doors opening onto the rear garden, and a superb second sitting room with dual French doors and a contemporary media wall.

The heart of the home is the impressive open-plan kitchen/dining/family room, a bright and expansive space designed for modern living and entertaining. This room benefits from bifold doors opening onto the garden, multiple Velux windows, and dual aspect light. The kitchen is well-appointed with a range of traditional style units, granite worktops, Belfast sink, central island with breakfast bar and drinks cooler, Rangemaster cooker, and integrated appliances.

To the first floor, a galleried landing leads to five well-proportioned double bedrooms. The principal suite is particularly impressive, featuring a luxurious open-plan design with freestanding slipper bath, elegant finishes, and French doors

TENURE: FREEHOLD

COUNCIL TAX BAND: I

FLOOR AREA APPROX: 3,520 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

opening onto a private balcony overlooking the gardens. The second bedroom is equally spacious and benefits from built-in wardrobes and a large en-suite with jacuzzi bath and walk-in shower. Bedroom three also enjoys en-suite facilities, while bedroom four features French doors to a rear balcony. Bedroom five offers flexibility as an additional reception room or home office. A stylish family bathroom serves the remaining accommodation.

Externally, the rear garden is a standout feature of the property, offering a beautifully landscaped and private outdoor space ideal for both relaxation and entertaining. A full-width decked terrace leads onto a large lawn, with additional highlights including a bespoke timber "Lockdown Bar," pergola with outdoor kitchen area, vegetable beds, and a raised viewing platform enjoying far-reaching countryside views.

A substantial 43 ft garden room provides highly versatile additional accommodation, complete with lounge area, wood-burning stove, kitchen facilities, and shower room - ideal for guest use, home working, or leisure purposes.

Further benefits include an integral garage with electric door, ample outdoor lighting and power, and modern conveniences throughout.

A truly exceptional family home offering space, versatility, and lifestyle in a sought-after semi-rural location. Early viewing is highly recommended.

LOCATION

The property is situated in the increasingly popular suburb of St Fagans, set in semi rural surroundings and approximately five miles from Cardiff city centre and is ideally located for major motorway links. The property is walking distance to the local public house and the St Fagans National Museum of History.

ENTRANCE

Entered via privately owned Greenwood Lane. Electric gates leading to impressive gravel driveway providing parking for 10+ vehicles. Laid to lawn with mature hedge and shrub borders. Indian Sandstone patio leading to front door. Boundary fence. Gated access to rear garden. Security lighting and power points. Electric car charger. Outside tap.

HALLWAY

24' 2" x 16' 9" max (7.39m x 5.13m)

A grand entrance hallway with feature central staircase and double height ceiling with half galleried balcony. Oak glazed doors to lounge, sitting room, kitchen/dining/family room, WC and integral garage. Video telecom system for gate entry. Three radiators. Porcelain tiled flooring.

LOUNGE

23' 8" x 13' 0" (7.23m x 3.97m)

A beautifully presented reception room with uPVC double glazed French patio doors to rear garden. Feature electric fireplace. Two velux windows to side. Two radiators.

SITTING ROOM

22' 6" x 12' 1" (6.88m x 3.70m)

Another superb size second reception room with two sets of French patio doors overlooking the rear garden and countryside beyond. Feature media wall with electric inset fireplace. Two radiators.

KITCHEN/DINING/FAMILY ROOM

28' 11" x 20' 9" (8.82m x 6.34m)

Kitchen/Dining/Family Room 8.82 x 6.34

A exceptional, bright and airy family space with three-leaf bifold doors to rear, two uPVC double glazed windows to front, and four Velux windows to side. Well appointed traditional style kitchen fitted with a wide range of base and eye level units incorporating ceramic Belfast sink and complementary granite work surfaces. Feature central island with Granite breakfast bar incorporating drinks cooler. Integrated dishwasher, washing machine and tumble dryer. Fitted six burner Rangemaster cooker with extractor fan over. Space for American fridge/freezer. Tiled splash backs and Porcelain tiled flooring. Spotlights.

CLOAKROOM

5' 9" x 4' 10" (1.77m x 1.48m)

Modern low level WC and pedestal wash hand basin. Ladder radiator. Porcelain tiled flooring. Spotlights. Extractor fan.

FIRST FLOOR LANDING

Entered via a central staircase, steps to each side leading to all rooms. Wall panelling. Two radiators. Airing cupboard housing hot water cylinder. Decorative coving.

BEDROOM SUITE

24' 7" x 12' 2" (7.50m x 3.73m)

An impressive, beautifully presented suite. Carpeted to one side with built in wardrobes. Radiator. Slipper bath tub with free standing chrome mixer tap and shower, wall hung ceramic wash hand basin with chrome mixer tap and modern vanity. Wall mirror. Vertical radiator. Tiled walls and flooring area. Wall panelling. Two double French doors with side windows opening onto balcony overlooking the well manicured rear garden.

BALCONY

Decked balcony with metal balustrade. Doors into suite.

BEDROOM TWO

13' 6" x 28' 3" max (4.12m x 8.63m)

A second spacious bedroom with double French doors and Juliet balcony to the front aspect. Built in wardrobes along one side. Three radiators. Quality carpet. Door into en-suite.

EN-SUITE

9' 0" x 11' 6" (2.75m x 3.51m)

Modern white suite, low level WC, corner jacuzzi bath with chrome mixer tap, separate walk in double shower cubicle with dual headed chrome shower and black framed glass shower screen. Bidet. Twin, wall hung wash hand basins with chrome mixer taps and vanity. Modern vertical radiator. Extractor fan. Spotlights. Tiled walls and flooring. Obscured glass window to side.

BEDROOM THREE

10' 9" x 10' 5" (3.28m x 3.18m)

A third double bedroom. Built in wardrobes to one side. Wall panelling. Radiator. Quality carpet. UPVC window to front. Door to en suite

EN-SUITE SHOWER ROOM

5' 3" x 5' 1" (1.61m x 1.55m)

Modern white suite; low level WC, wash hand basin with black mixer tap and vanity, shower with black dual headed shower and black framed, glass shower door. Extractor fan. Spotlights. Vertical modern radiator. Wall mirror. Tiled walls and flooring. Coving. Obscured glass window to side.

BEDROOM FOUR

16' 2" x 9' 10" (4.93m x 3.00m)

A fourth double bedroom. Wall panelling. Built in wardrobes to one side. Radiator. Double French doors opening onto rear balcony.

BEDROOM FIVE

12' 3" x 9' 3" (3.74m x 2.84m)

A fifth double bedroom currently set up as a lounge area. Modern panelling to one wall. Coving. Radiator. UPVC window to rear with countryside views.

FAMILY BATHROOM

9' 4" x 6' 5" max (2.86m x 1.96m)

Modern white suite; wall hung low level WC, wash hand basin with gold mixer, vanity and marble top; traditional style slipper bath with freestanding gold tap and shower. Inset tiled shelf with light. Gold wall lights. Wall panelling. Tiled splashbacks and flooring. Extractor fan. Spotlights. Obscured glass window to front.

REAR GARDEN

A fantastic, idyllic, landscaped garden mainly laid to lawn with full width decked patio. Feature 'Lockdown Bar', pergola with outdoor kitchen facilities and power supply, and 43 ft garden room. Porcelain tiled pathway to side and additional patio area off the garden room. Ample external lighting and power points. Boundary fence with raised flower beds and vegetable patch. Steps up to raised decked viewing platform providing views over countryside and Cardiff City Centre in the distance. Outside tap. Garden shed. Gate to rear field.

LOCKDOWN BAR

14' 8" x 11' 1" (4.48m x 3.40m)

A wooden cabin with fitted bar and storage shelves. Light and power. Double doors to front, windows and door to side. Electric heaters.

INTEGRAL GARAGE

19' 11" x 15' 3" (6.08m x 4.65m)

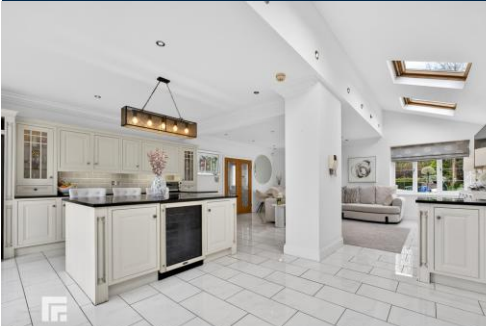
A three-quarter sized double garage with electric up and over door. Light and power. Two gas central heating boilers.

GARDEN ROOM

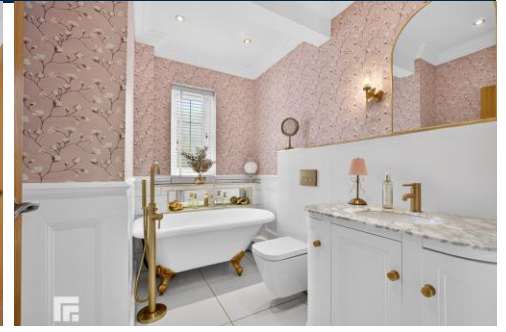
43' 4" x 14' 2" (13.21m x 4.34m)

A versatile, spacious garden room. Lounge area with wood burning stove. Kitchen with low level cupboard, stainless steel sink with chrome mixer tap and side drainer. Four ring ceramic hob with extractor hood and single oven. Shower room with low level WC, pedestal wash hand basin with chrome mixer tap, shower cubicle with chrome shower and glass screen. Obscured glass window to side. Spotlights, oak flooring. Two UPVC sliding doors and two UPVC windows to front. Outside spotlights.

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FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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