



14 WINDSOR CLIVE DRIVE
ST. FAGANS
CARDIFF CF5 6HQ

ASKING PRICE OF
£550,000



DETACHED PROPERTY



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**** FOUR BEDROOM DETACHED FAMILY HOUSE ON A LARGE CORNER PLOT ****
TWO EN-SUITES ** A bright, spacious and well-presented four bedroom detached family house in a sought after and select modern family friendly development fronting a central green. Entrance hallway, cloakroom, study, large bay fronted lounge, play/dining room, kitchen and breakfast room, spacious utility room. To the first floor are four good sized bedrooms, en-suites to bedrooms one and two, there is a separate family bathroom. Gas central heating. Double glazing. Large paved and lawned rear and side garden. Two car side by side driveway to front. No chain. EPC Rating: tbc

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX : 1,464 SQ.FT.

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Situated on the outskirts of the village of St Fagans, within close proximity of Cardiff City Centre, yet still in a rural setting and within easy access to the M4 link road, Culverhouse Cross and the Llantrisant Road. Also within a short drive or bus ride to Radyr village providing a number of convenient stores, train station, doctors surgery, tennis & golf clubs and highly regarded primary & secondary schools.

ENTRANCE HALLWAY

Approached via a composite entrance door leading to the spacious entrance hallway. Staircase to first floor. Laminate flooring. Radiator.

CLOAKROOM

White suite comprising low level wc and wash hand basin. Extractor fan. Radiator.

LOUNGE

17' 2" x 11' 10" (5.24m x 3.61m)
An excellent sized bay fronted reception. Feature bath stone fire place with inset coal effect living flame gas fire. Quality laminate flooring. Two radiators. Double opening doors leading to the play/dining room.

PLAY/DINING ROOM

11' 11" x 9' 9" (3.64m x 2.99m)

A versatile second reception currently utilised as a play room. Quality laminate flooring. French doors to rear garden. Double doors to kitchen. Radiator.

KITCHEN AND BREAKFAST ROOM

17' 4" x 11' 10" (5.29m x 3.63m)

Well appointed along two sides in white panelled fronts beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with concealed cooker hood above. Integrated oven and grill. Integrated fridge freezer. Integrated dishwasher. Matching range of eye level wall cupboards. Tiled splash back. Ample space for large family breakfast table. French doors to rear garden. Tiled flooring. Two radiators.

STUDY

8' 0" x 7' 8" (2.45m x 2.34m)

Overlooking the entrance approach. Laminate flooring. Radiator. Door to utility room.

UTILITY ROOM

7' 11" x 7' 9" (2.43m x 2.37m)

With units and worktop to one side. Inset stainless steel sink and side drainer. Plumbing for washing machine. Space for tumble dryer. Wall mounted 'Baxi' gas central heating boiler. Tiled flooring.



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FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the central landing area. Access to roof space. Airing cupboard housing the hot water cylinder. Radiator.

BEDROOM ONE

13' 7" x 10' 2" (4.16m x 3.12m)

Overlooking the large rear garden, a good sized primary bedroom. Range of fitted wardrobes on approach to room. Radiator. Door to ensuite.

ENSUITE BATH AND SHOWER ROOM

8' 2" x 8' 0" (2.51m x 2.45m)

White suite comprising low level wc, wash hand basin, large shower cubicle and panelled bath. Tiled splash back. Obscured glass window to front. Extractor fan. Radiator.

BEDROOM TWO

14' 7" x 8' 11" (into bay)(4.47m x 2.74m)

Overlooking the green to front, a second double bedroom. Built in sliding door wardrobe. Radiator. Door to ensuite.

ENSUITE TWO

White suite comprising low level wc, wash hand basin and shower cubicle. Tiled splash back. Obscured glass window to side. Extractor fan. Radiator.

BEDROOM THREE

11' 2" x 9' 10" (3.41m x 3.02m)

Aspect to rear, a third double bedroom. Radiator.

BEDROOM FOUR

9' 8" x 8' 11"(max) (2.97m x 2.74m)

Aspect to front, a good sized fourth bedroom. Radiator.

FAMILY BATHROOM

6' 9" x 5' 6" (2.08m x 1.69m)

White suite comprising low level wc, wash hand basin, panelled bath with shower mixer tap. Tiled splash back. Obscured glass window to rear. Extractor fan. Radiator.

OUTSIDE

REAR AND SIDE GARDEN

Enjoying a westerly aspect with wide paved patio leading onto large areas of lawn to rear and side. Lower level of decorative stones with timber children's play house. Large timber shed to side: outside lights. Enclosed by timber fencing. Outside tap. Paved pathway to side leading to timber gate giving access to front.

FRONT GARDEN

Area of lawn with hedgerow boundary. Two car side by side driveway. Paved pathway to front door and side.



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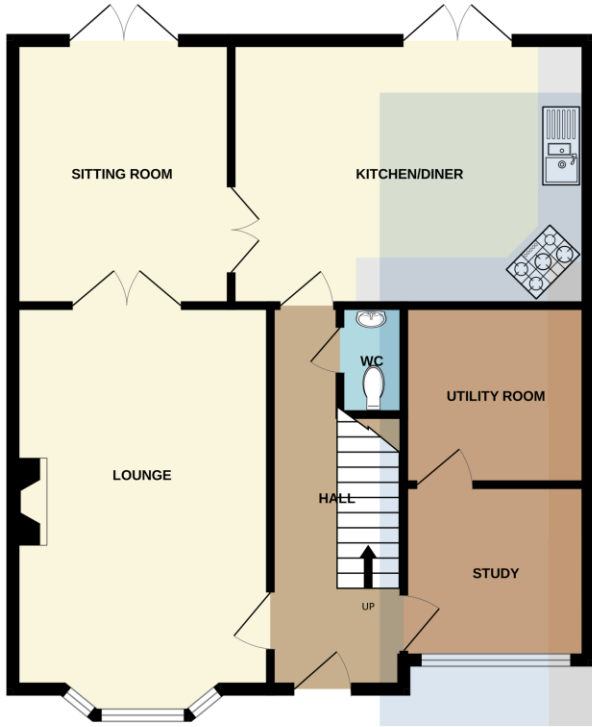


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GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.



1ST FLOOR
711 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 1464 sq.ft. (136.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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