

# St. Fagans Drive

ST. FAGANS, CARDIFF, CF5 6EF

**GUIDE PRICE £650,000**

**Hern &  
Crabtree**



# St. Fagans Drive

No chain. Set back on a quiet residential cul-de-sac on St Fagans Drive, this extended four-bedroom detached home occupies a generous plot and offers a bright, spacious, and highly versatile layout.

The property presents excellent potential throughout, with ample space both inside and out to adapt, extend, or modernise to suit your needs. Its peaceful location provides a true sense of tranquillity—ideal for those seeking a retreat from the pace of city life.

Upstairs features four well-proportioned bedrooms, along with two additional flexible rooms perfect for use as a home office, dressing room, or playroom. The ground floor offers generous living spaces, ideal for both family life and entertaining.

Externally, the home is complemented by well-stocked front, side, and rear gardens, providing plenty of outdoor space to enjoy. A double garage and ample off-street parking further enhance its appeal.

This is a fantastic opportunity for buyers looking to put their own stamp on a substantial home in a desirable and peaceful setting.

St. Fagans is the historic picturesque village situated on the outskirts of Cardiff. Famous for the St. Fagans Natural History Museum, St. Fagans is a popular village with a local eatery and public house, cricket ground and has plenty of countryside walks on the doorstep. Although there is certainly a semi-rural feel, St Fagans has excellent public transport links to Cardiff city centre and the M4 can be easily accessed via Culverhouse Cross and the A4232. Internal viewings are highly recommended for the property to be fully appreciated.



**Approx 2608.00 sq ft**

### Storm Porch

Entered via a double glazed door with obscure glazed and double glazed window to the side.

### Hall

Built in cupboards for coats and shoes and housing the solar panel battery and meters, radiator, stairs to the first floor with understairs storage cupboard, doors to...

### Cloakroom

Double obscure glazed window to the rear, w.c and wash hand basin, radiator, part tiled walls, vinyl floor.

### Living Room

Double glazed window to the front and double glazed sliding patio door to the rear garden, two radiators, stone fireplace with a gas fire inset.

### Dining Room

Double glazed window to the front, radiator, connecting door to the kitchen/breakfast room.

### Kitchen/Breakfast room

Double glazed window to the rear, connecting door to a hobby room, kitchen fitted with a range of wall and base units with worktop over, downlights, a four ring Neff electric hob with cooker hood above, double oven and grill, twin sink, integrated dishwasher, integrated base fridge, breakfast bar offering additional counter top space, radiator, vinyl floor.

### Hobby Room

Double glazed pvc door leading out to the rear garden and double glazed window to the rear, electric wall heater, fitted storage cupboards, connecting door to the utility room.

### Utility Room

Double glazed window to the side, plumbing for washing machine, space for a tumble dryer, space for fridge/freezer, single bowl stainless steel sink and drainer, wall and base storage, radiator, vinyl floor, door to garage.

### First Floor Landing

Stairs rise up from the hall with wooden handrail, double glazed window to the rear, radiator, access to loft space, airing cupboard with shelving, radiator and housing the Ideal combination boiler. There are two connecting rooms before bedroom four.

### Bedroom One

Double glazed window to the front, radiator, fitted wardrobes, arch

to dressing area which has his and hers mirrored wardrobes, door to en suite.

### En Suite

Fitted with single shower cubicle within the recess with plumbed shower, w.c and wash hand basin, shaver point, electric heater, heated towel rail, extractor fan tiled walls and floor.

### Bedroom Two

Double glazed window to the front, radiator, built in wardrobe.

### Bedroom Three

Double glazed window to the rear, radiator, built in wardrobe.

### Bedroom Four

Double glazed window to the front, radiator, door to cloakroom/w.c.

### Study

Double glazed window to the rear, radiator, connecting door to dressing room/sitting room.

### Dressing Room/Sitting Room

Double glazed French doors to the rear with wrought iron Juliet balcony, radiator, connecting door to bedroom four. Views through the valley to Cardiff Bay

### W.C

Door from bedroom four - shaver point and light, w.c and wash hand basin, radiator, extractor fan, vinyl floor.

### Family Bathroom

Double obscure glazed window to the front, bath with mixer tap and shower attachment, w.c and wash hand basin, shaver point, heated towel rail, mirrored vanity cupboard, tiled walls, vinyl floor.

### Rear Garden

Mature well established garden with a variety of plants, trees, shrubs and flower borders, greenhouse, rockery/garden pond, mature hedge, cold water tap, outside lights, views towards fields to the rear and towards St Fagans countryside.

### Front

Approached via a wooden gate to driveway for several vehicles, large lawn landscaped with mature shrubs, trees and flower borders, mature Laurel hedge to the front, paved path to side and the front door, gate to the side leads to the rear garden and additional gate to the other side leads to the rear garden.

### Double Garage

With electric roller up and over door to the front, power and light.

**Council Tax Band: H**

### Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is H. Grass cutting fee TBC

### Disclaimer

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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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