

33 Lon Y Goetre Fach, St. Fagans

£375,000 Freehold

THREE BEDROOM DETACHED FAMILY HOME LANDSCAPED REAR GARDEN ** A beautifully presented, three bedroom detached family home in a modern sought after development. Entrance hallway with storage, cloakroom, lounge with feature media wall, kitchen and diner with integrated appliances and french doors to the garden. To the first floor are three bedrooms, primary bedroom with ensuite shower room and there is a separate family bathroom with shower over bath. Gas central heating. Double glazed windows. Fitted shutters to the majority of windows. Landscaped, level rear garden. Two car driveway. EPC Rating: B

Council Tax band: F

Tenure: Freehold

ENTRANCE HALLWAY

Approached via a composite door leading to the spacious entrance hallway. Staircase to first floor. Storage cupboard and additional under stairs storage cupboard. Radiator. Quality LVT flooring.

CLOAKROOM

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

LOUNGE

16' 2" x 10' 2" (4.92m x 3.09m)

An excellent sized primary reception with windows to front and side. Fitted shutters to windows. Feature media wall with central tv and soundbar recesses. Two radiators.

KITCHEN/DINER

16' 3" x 10' 3" (4.95m x 3.13m)

Well appointed along three sides in light high gloss fronts beneath woodgrain effect laminate worktop surfaces. Inset four ring gas hob with cooker hood above. Integrated oven. Integrated dishwasher. Washing machine to stay. Matching range of eye level wall cupboards. Concealed 'Ideal Logic' combi gas central heating boiler. Window to front with fitted shutters. Additional window to side and french doors opening to the delightful garden. LVT flooring. Radiator.

FIRST FLOOR LANDING

Approached via an easy rising staircase leading to the central landing area. Access to part boarded roof space accessed via a retractable ladder. Radiator.

BEDROOM ONE

12' 11" x 12' 0" (3.93m x 3.65m)

Overlooking the entrance approach with additional side window. Fitted shutters to windows. Built in wardrobe with mirror sliding doors. Radiator. Door to ensuite.

EN-SUITE SHOWER ROOM

Quality white suite comprising low level wc, wash hand basin, large shower cubicle with 'Mira' shower and folding glass doors. Wall tiling to splash back areas. Electric shaver point. Extractor fan. Obscured glass window to front.

BEDROOM TWO

10' 4" x 8' 7" (3.16m x 2.62m)

Overlooking the entrance approach with additional window to side. Fitted shutters to the windows. Built in wardrobe with mirror sliding fronts. Additional storage cupboard. Radiator.

BEDROOM THREE

7' 3" x 6' 10" (2.21m x 2.08m)

Aspect to side with fitted shutters to window. Radiator.

FAMILY BATHROOM

Modern white suite comprising low level wc, wash hand basin, panelled bath with chrome shower above and swivel glass shower screen. Wall tiling to splash back areas. Extractor fan. Obscured glass window to side. Chrome heated towel rail.

ADDITIONAL INFORMATION

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

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EN-SUITE SHOWER ROOM

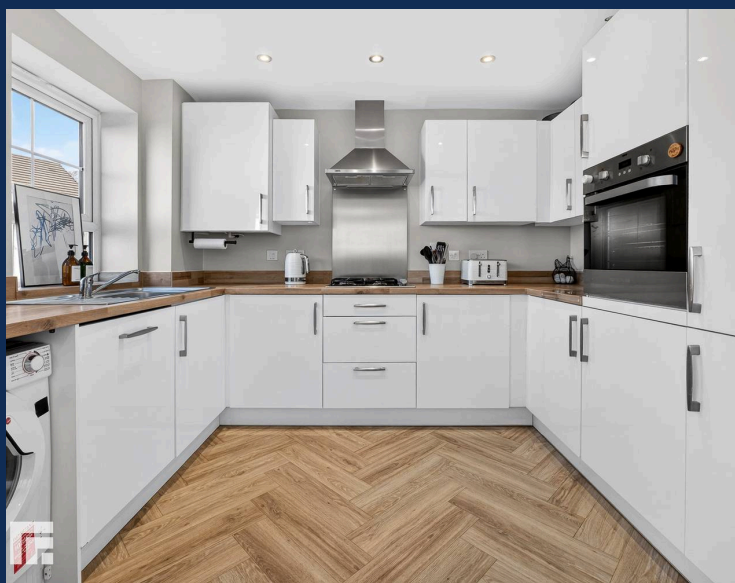
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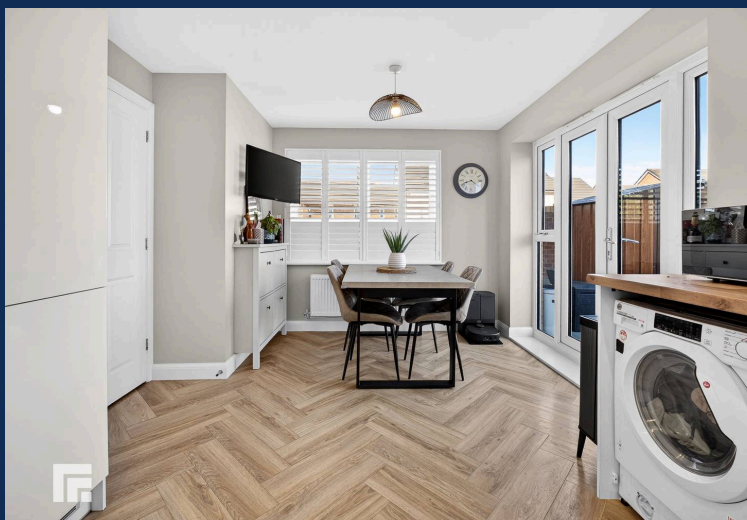
GARDEN

Side garden A beautifully landscaped, level rear garden comprising paved patio leading onto an area of artificial lawn with railway sleeper beds to either side. Additional rear paved patio. The garden is enclosed on two boundaries by brick wall and the remaining boundary is a timber fence. Outside tap. Outside lighting. Timber gate leading to front.

DRIVEWAY

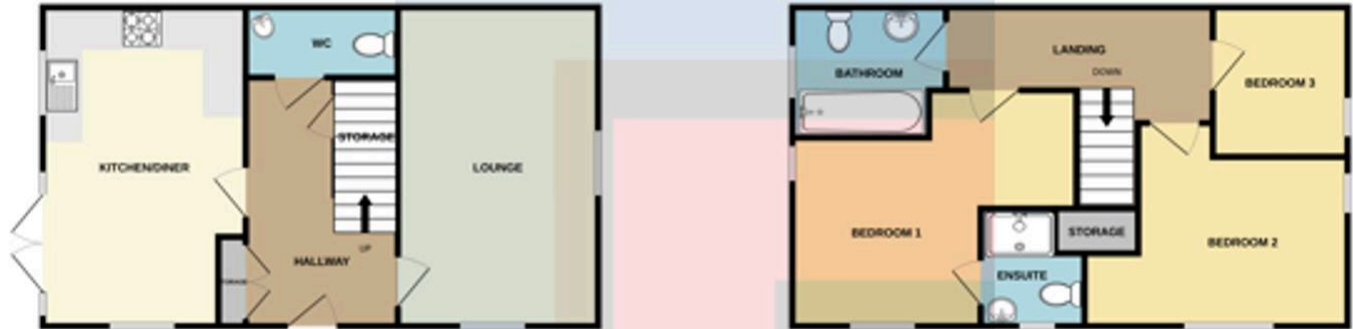
2 Parking Spaces

Two car tandem driveway with electric car charger.



GROUND FLOOR
458 sq.ft. (42.5 sq.m.) approx.

1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 916 sq.ft. (85.1 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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