

www.jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



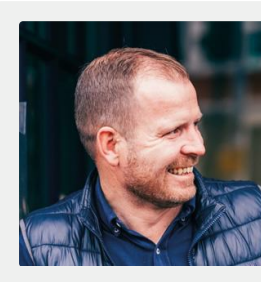
St. Fagans Drive

ST. FAGANS



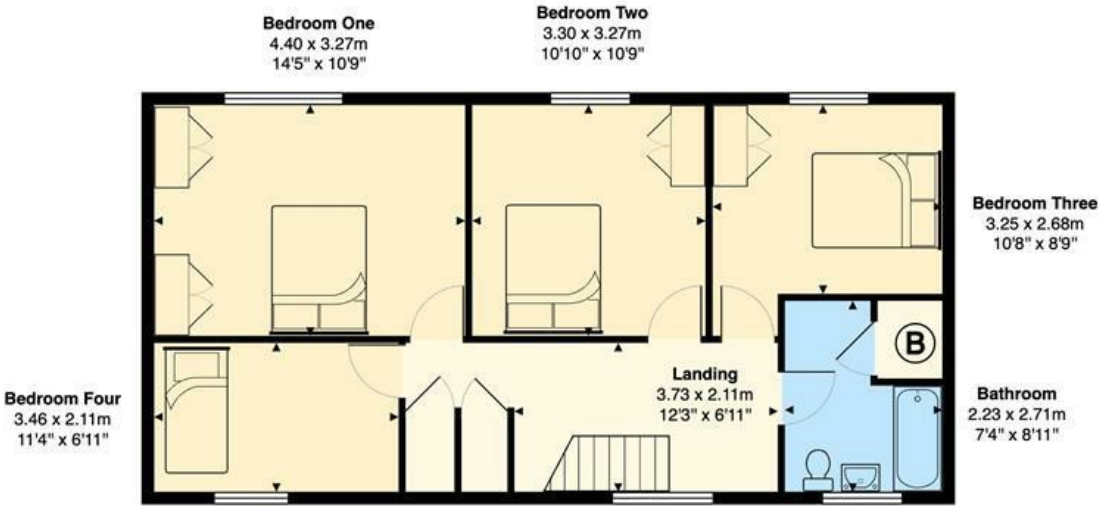
Fantatsic family home that has been let for the last few years. The owners have now decided that it is time to sell and let the next family or buy to let investor enjoy this property as much as their family has.

Comments by Mr Elliott Hooper-Nash



Property Specialist
Mr Elliott Hooper-Nash
Director

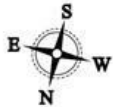
Elliott@jeffreygross.co.uk



St Fagans Drive, St Fagans, CF5 6EF

Total Area: 161.5 m² ... 1738 ft²

All measurements are approximate and for display purposes only



Our parents bought this house from new, and my brother and I could not have wished for a better childhood. St Fagans gave us lifelong friends, cricket, museum days, games on the green in front of the house and later evenings at the Plymouth Arms. It remains part of our DNA.

Comments by the Homeowner





St. Fagans Drive

St. Fagans, Cardiff, CF5 6EF

Asking Price

£650,000



4 Bedroom(s)



1 Bathroom(s)



1738.00 sq ft



Contact our
Pontcanna Branch
02920 499680

A rare opportunity to acquire a substantial detached family home in one of Cardiff's most desirable residential addresses. Purchased from new by the same family in May 1970, the property offers generous accommodation, mature gardens, a double garage and excellent scope for sensitive modernisation.

St Fagans Drive was conceived as a modest extension to the historic village, with detached family houses set within generous plots. Its enduring appeal is reflected in the number of households who remained long after children had grown up and moved away, making opportunities of this kind comparatively rare.

The house extends to approximately 1,738 sq ft (161.5 sq m) and includes two reception rooms, a spacious kitchen/dining room, four bedrooms, a family bathroom and a ground floor cloakroom/WC. Carefully maintained throughout, with replacement double glazing, an upgraded central heating system, and updated electrical and plumbing systems, it provides an excellent foundation for creating a home of real quality and individuality.

The property has never been extended, offering future owners exceptional flexibility to improve, remodel or enlarge, subject to any necessary consents, while retaining the proportions and character of the original house.

The plot extends to approximately 567 sq m (0.14 acres), with mature gardens to the front, side and rear. The private south-facing rear garden is bounded in part by an attractive stone wall, with the village hall, church grounds and Plymouth Arms beyond.

St Fagans is one of Cardiff's most distinctive historic villages, known for its church, village hall, cricket club, Plymouth Arms and nearby National Museum of History. The nearby Plasdwr development is bringing long-term investment to north-west Cardiff, while St Fagans retains its separate village identity.



Entrance Hallway 15'7" x 6'11" (4.77m x 2.11)

Living Room 21'9" x 14'5" widest part (6.65m x 4.41m widest part)

Dining / Sitting Room 10'6" x 12'7" (3.22m x 3.85m)

Kitchen / Diner 21'9" x 8'9" (6.63m x 2.69m)

WC 6'11" x 6'5" widest (2.11 x 1.96m widest)

To the first floor

Bedroom One 10'7" x 14'1" (3.24m x 4.30m)

Bedroom Two 10'7" x 10'9" (3.24m x 3.30m)

Family Bathroom 7'3" x 8'10" (2.23m x 2.71m)

Bedroom Three 10'6" x 10'9" widest (3.22m x 3.28m widest)

Bedroom Four 11'0" x 7'0" (3.37m x 2.14m)

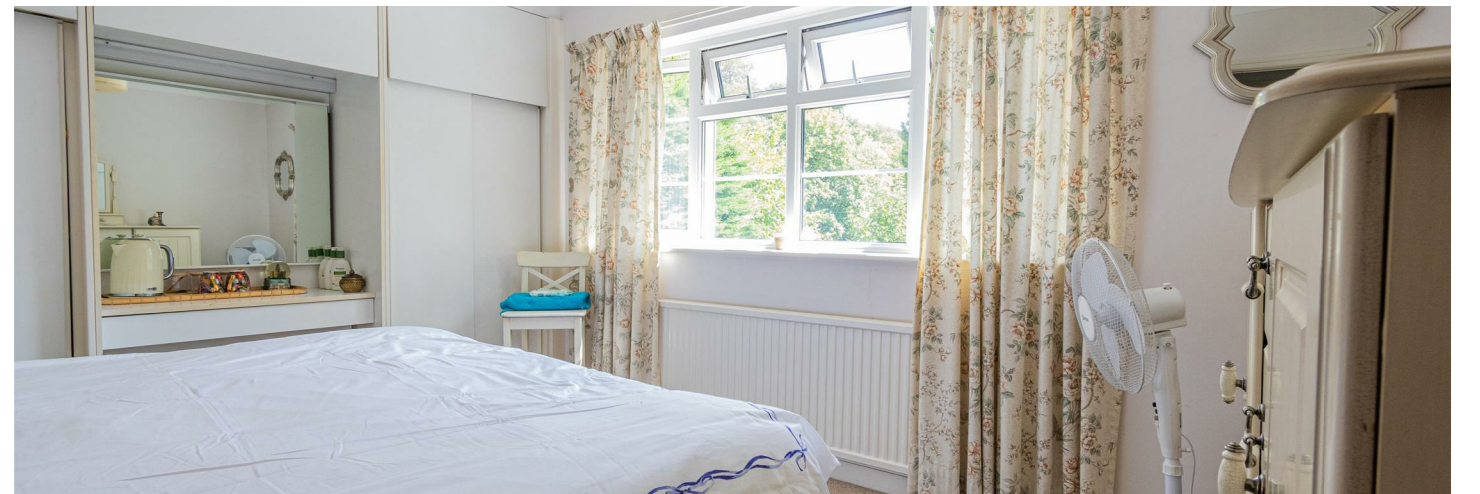
Garden
Generous mature plot of approximately 625 sq m (0.15 acres), with gardens to the front, side and rear, including a private south-facing rear garden

Garage
Double garage

Driveway
Driveway parking together with the double garage, providing off-street parking for up to four vehicles.

Tenure
We are informed by our client that the property is Freedhold, this is to be confirmed by your legal advisor.

Council Tax
Band - G





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	66	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

