

# St. Fagans Road

FAIRWATER, CARDIFF, CF5 3AG

GUIDE PRICE £465,000

**Hern &  
Crabtree**



# St. Fagans Road

Quite simply stunning. Set back from St Fagans Road on the cusp of Llandaff and Fairwater, this beautifully transformed home is one of the larger-style properties in the area. The current owners have created an exceptional living space, with a stunning open-plan kitchen, dining and sitting area at its heart. Large sliding doors seamlessly connect the interior to the generous rear garden, flooding the space with natural light and creating the perfect setting for modern family living and entertaining.

The well-balanced accommodation briefly comprises a spacious entrance hall, a separate lounge, a utility area with cloakroom, and the impressive open-plan kitchen, dining and sitting area on the ground floor.

Upstairs, there are three generous double bedrooms and a contemporary family bathroom.

Outside, the rear garden is a particular highlight, offering an impressive amount of space with a paved seating area and a large lawn, ideal for families and outdoor entertaining. To the front, the property benefits from off-street parking for two vehicles.

A truly outstanding home that has been thoughtfully renovated throughout, offering stylish, spacious accommodation in a highly sought-after location.



**Approx 1368.00 sq ft**

### **Entrance**

Entered via a pvc front door, stairs to the first floor with open storage beneath, coved ceiling, dado rail, radiator, wooden floor.

### **Living Room**

Double glazed bay window to the front, radiator, coved ceiling.

### **Cloakroom**

Double obscure glazed window to the side, w.c and wash hand basin, recess lights, wooden flooring.

### **Utility/Shower**

Fitted with corner shower, space and plumbing for a washing machine and space and plumbing for a tumble dryer, recess lights, wooden flooring.

### **Kitchen**

Double glazed bi-fold doors to the rear, two double glazed skylights and double glazed window to the side, recess lights, radiator, wooden flooring. Kitchen fitted with a range of wall and base units with worktop over, breakfast island, a sink and drainer, space for a Range Master cooker, integrated dishwasher, space for American style fridge.

### **First Floor Landing**

Stairs rise up from the hall with wooden handrail, double glazed window to the side, dado rail, access to loft space, coved ceiling.

### **Bedroom One**

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

### **Bedroom Two**

Double glazed window to the rear, radiator.

### **Bedroom Three**

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

### **Bathroom**

Double obscure glazed window to the rear, bath with shower over, w.c and wash hand basin, recess lights,

heated towel rail, tiled flooring, cupboard housing the combination boiler.

### **Garden**

Good size rear garden, enclosed by brick wall and fencing, decked sitting area, cold water tap, further covered decked area, lawn and flower borders.

### **Front**

Paved driveway for several cars, gate to the side, gravel area.

### **Tenure and additional information**

we have been advised by the seller that the property is freehold.

Council tax band is E

EPC =D

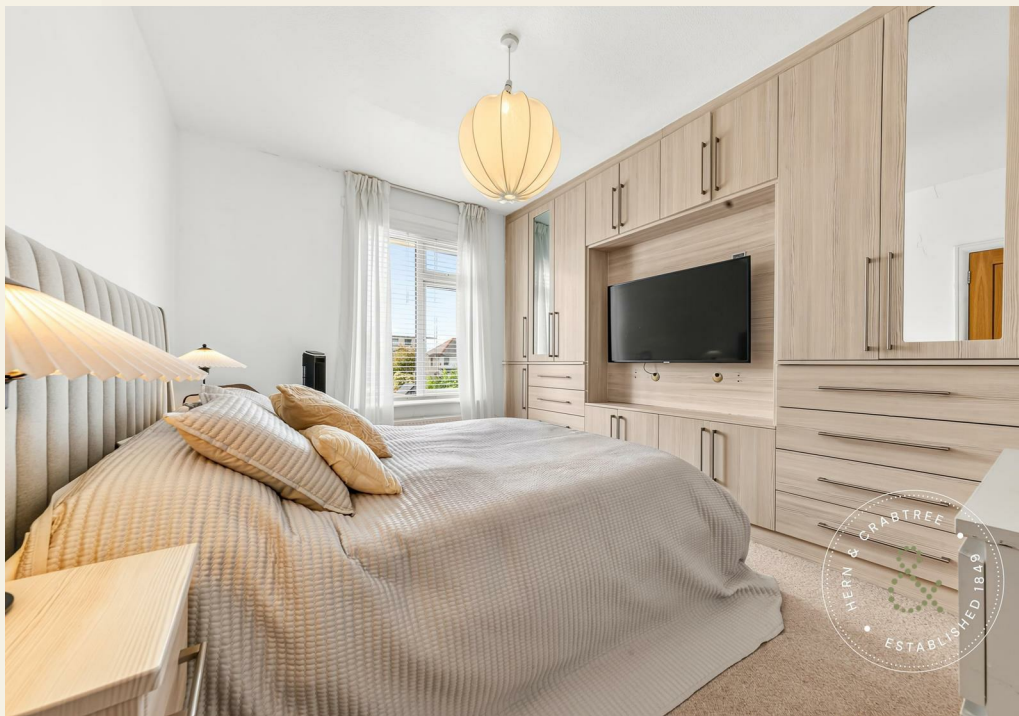
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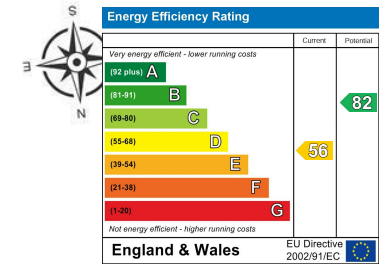
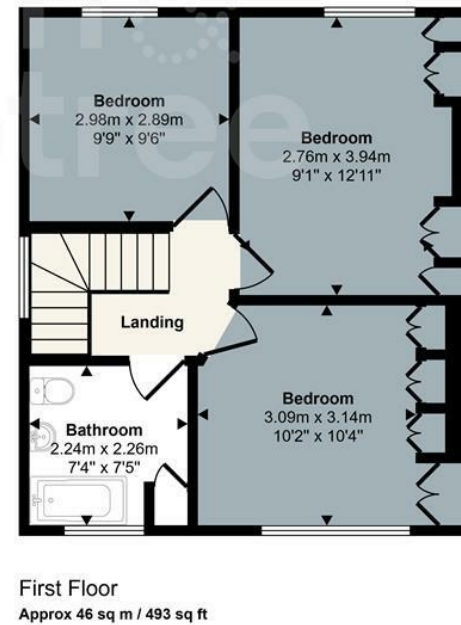
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

**Council Tax Band: E**







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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# Hern & Crabtree

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