





253 St. Fagans Road, Cardiff

£325,000 Freehold

A four bedroom, detached property in need of improvements. Entrance hallway, lounge, cloakroom, reception room and dining room through to kitchen. To the first floor; Primary bedroom with potential for en-suite, three further bedrooms and family bathroom. Rear garden. Driveway. EPC Rating: D

Council Tax band: TBD

Tenure: Freehold

Entrance Hallway
Radiator, doors to all rooms, easy rising staircase to first floor.

Lounge
13' 10" x 11' 0" (4.22m x 3.36m)
A good size sitting room. Double glazed window to front. Radiator.

Reception Room
8' 11" x 8' 0" (2.71m x 2.44m)
Double glazed window to rear. Radiator

Dining Room
11' 1" x 9' 11" (3.39m x 3.03m)
Ample space for dining table. Radiator. Bi-folding doors to rear.

Kitchen
13' 10" x 7' 9" (4.21m x 2.36m)
Appointed along two sides a range of wall and base units underneath laminate worktop. Four ring gas hob burner with cooker hood over. Stainless steel sink with chrome mixer tap. Pluming and recess for appliances. Two double glazed window to side. Door to garage.

Cloakroom
Low level WC, vanity hand wash basin with chrome mixer tap.

First Floor Landing
Doors to all rooms. Radiator.

Bedroom One
13' 8" x 9' 11" (4.17m x 3.02m)
A generous size main bedroom. Double glazed window to front. Door to:

En-suite
6' 9" x 5' 11" (2.07m x 1.80m)
Double glazed opaque window to side.

Bedroom Two
13' 9" x 9' 0" (4.18m x 2.75m)
A good size second bedroom. Double glazed window to front. Radiator

Bedroom Three
10' 11" x 8' 11" (3.34m x 2.73m)
Double glazed window to rear. Radiator.

Bedroom Four
10' 0" x 8' 0" (3.05m x 2.44m)
Double glazed window to rear. Radiator.

Family Bathroom
6' 2" x 5' 9" (1.88m x 1.74m)
A white suite comprising of pedestal wash hand basin and chrome mixer taps, panelled bath with electric shower over, low level WC. Double glazed opaque window to side.

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.



REAR GARDEN

Bordered by a brick wall and timber fence, a good size rear garden. Timber gate to side for access.

FRONT GARDEN

Laid to lawn with driveway for up to two vehicles. Timber gate for side access to rear.

GARAGE

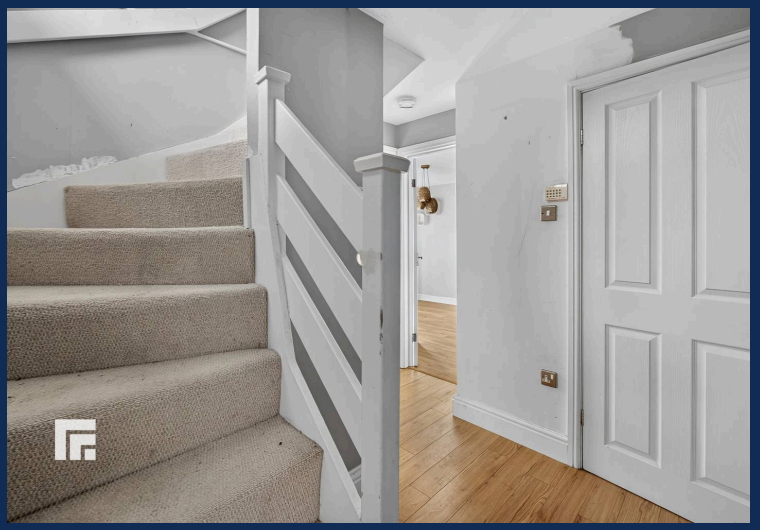
Single Garage

Single garage with power and lighting. Integral door leading into kitchen.

DRIVEWAY

2 Parking Spaces

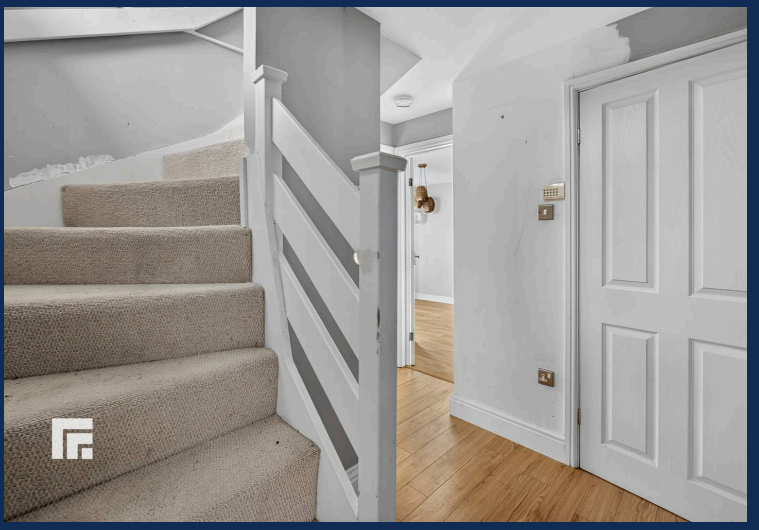
Space for up to two vehicles.

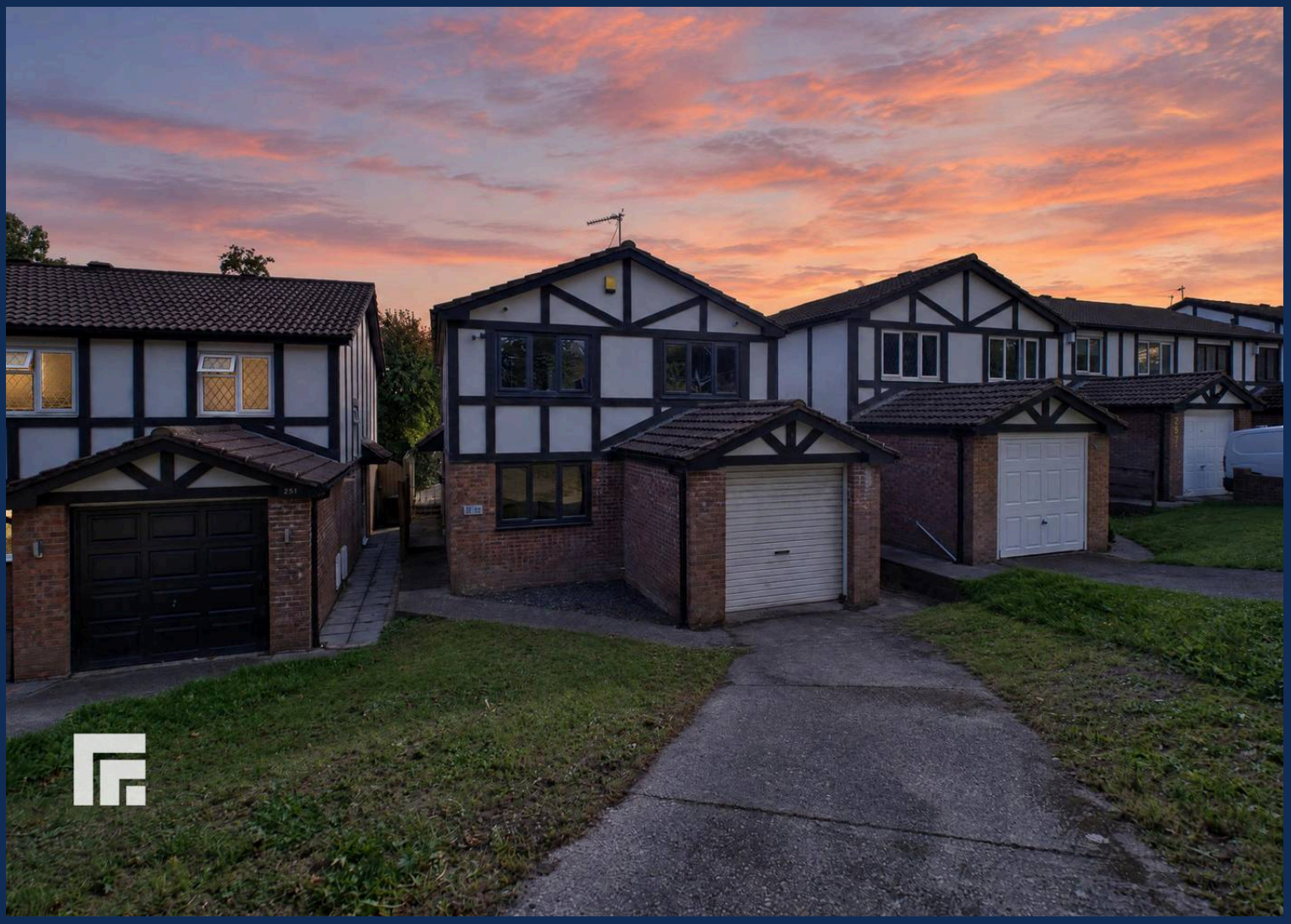














GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.

1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 1167 sq.ft. (108.4 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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