

# 10 Nant Y Gwladys

St. Fagans | Cardiff | CF5 6HJ

Detached House | Asking Price Of £449,950



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# PROPERTY DESCRIPTION

\*\* IMMACULATE AND IMPROVED DETACHED HOME WITH ORANGERY \*\* An opportunity to acquire this stunning detached family home set off Nant y Gwladys and enclosed in its own private gardens in popular Parc Rhydlyfar, St Fagans. The accommodation briefly comprises open porch, entrance hallway, 21ft lounge, orangery, dining room, recently fitted kitchen/breakfast room, utility room and cloaks/WC. Four bedrooms, en-suite and family bathroom to the first floor. Outside there are spacious front, side and rear gardens. Double garage (currently being used as a Gym) and driveway. Gas central heating. EPC rating: D

- **Tenure** Freehold
- **Council Tax Band** F
- **Floor Area (Approx).** 1255 sq. ft.
- **Viewing Arrangements** Strictly by Appointment

## LOCATION

This executive family property is situated in the increasingly popular suburb of St Fagans set on the sought after Parc Rhydlyfar development. The property is set in semi-rural surroundings but is approximately five miles from Cardiff city centre and is ideally located for major motorway links. The property is within the catchment area for Radyr Comprehensive School and within walking distance of Little Haven Nursery.

## ENTRANCE

Entered via driveway onto paved pathway leading to a decorative open porch with tile flooring and recently fitted uPVC double glazed composite front door into hallway. Outside light.

## ENTRANCE HALLWAY

Doors to lounge, kitchen/breakfast room, cloaks/WC. Plus opening to dining room. Real oak wood flooring. Understairs cupboard. Radiator. Staircase to first floor.

## LOUNGE

21' 5" x 10' 7" (6.53m x 3.25m) A spacious lounge with feature 'Adam' style fireplace with inset coal effect gas fire and marble hearth. uPVC

double glazed window to front aspect with pleasant views. Real oak wood flooring. Two radiators. Glazed double oak doors into the Orangery.

## ORANGERY

13' 6" x 10' 3" (4.12m x 3.13m) An impressive 'Leekes' Orangery with feature double glazed lantern, uPVC double glazed window to two sides plus French doors leading out onto the rear garden. Limestone flooring with underfloor heating plus a further radiator. Spotlights.

## DINING ROOM

12' 1" x 9' 6" (3.70m x 2.90m) uPVC double glazed window to front aspect. Real oak wood flooring. Radiator.

## KITCHEN/BREAKFAST ROOM

12' 11" x 9' 5" (3.94m x 2.89m) A recently fitted modern fitted kitchen to include a wide range of base and eye level units including one and a half bowl stainless steel sink unit and complementary work surfaces. Tiled splashbacks. Integrated electric double oven, hob and extractor hood over. Dishwasher and washer/dryer. uPVC double glazed window overlooking the rear garden. Feature central island with fitted storage units. Opening to the utility room. Radiator. Spotlights.

## UTILITY ROOM

6' 11" x 6' 0" (2.12m x 1.84m) Matching full height cupboards housing integral fridge and freezer. Cupboard housing the gas central heating boiler. Recently fitted uPVC double glazed door to rear garden. Column radiator. Spotlights.

## CLOAKS/WC

A recently installed suite to include low level WC and vanity enclosed wash hand basin, extractor fan, tiled splashbacks and radiator.

## FIRST FLOOR LANDING

Doors to four bedrooms plus a family bathroom. Airing cupboard housing tank and shelving. Loft access.

## MASTER BEDROOM

12' 3" x 10' 10" (3.75m x 3.31m) Recently fitted Juliet window to front. Laminate wood style flooring. Radiator. Spotlights. Door to en-suite.

## EN-SUITE

6' 2" x 6' 1" (1.88m x 1.86m) A modern en-suite which comprises, fitted shower cubicle with rain water shower head with marble tile walls. Vanity enclosed polished marble circular wash hand basin with cupboard. Recently fitted uPVC double glazed window to front. Ladder radiator. Limestone tiled flooring. Spotlights and extractor fan.

**BEDROOM TWO**

12' 3" x 9' 9" (3.75m x 2.98m) Fitted wardrobes with mirrored doors to one wall. Recently fitted uPVC double glazed window to front. Radiator. Laminate wood flooring. Spotlights.

**BEDROOM THREE**

9' 9" x 8' 11" (2.98m x 2.73m) uPVC double glazed window to rear. Radiator. Laminate wood flooring. Spotlights.

**BEDROOM FOUR**

8' 9" x 7' 8" (2.69m x 2.34m) Triple fitted wardrobe to one wall. uPVC double glazed window to rear. Laminate wood flooring. Spotlights. Radiator.

**FAMILY BATHROOM**

7' 1" x 5' 5" (2.17m x 1.67m) Another stylish bathroom suite to include a vanity enclosed wash hand basin and WC with fitted cupboards and work surface. Large mirror enclosed in marble tiles. Panelled bath with rainhead shower and folding glass screen. uPVC double glazed window to rear. Ladder radiator. Limestone tiled flooring. Shaver point and extractor fan.

**OUTSIDE****FRONT**

A private enclosed front garden laid to lawn and surrounded by mature hedge. Pathway to open porch. Driveway to side leading to a double garage. Side access.

**SIDE GARDEN**

Wrought iron gate leading to path and lawn opening out to the rear garden.

**REAR GARDEN**

A landscaped rear garden laid to lawn and surrounded by mature shrubs and trees. Patios to front and rear of the garden. Garden summer house. Outside lighting. Access to side garden. Water tap. Boundary fence recently installed.

**DOUBLE GARAGE**

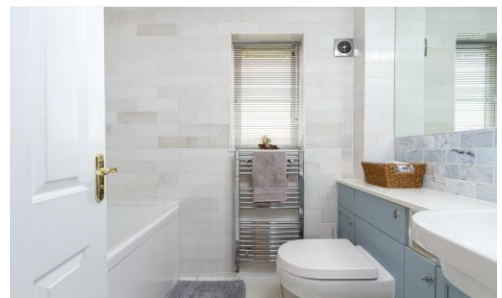
17' 7" x 17' 9" (5.36m x 5.42m) Two up and over garage doors. Storage in ceiling. Currently being used as a Gym. Light and power.





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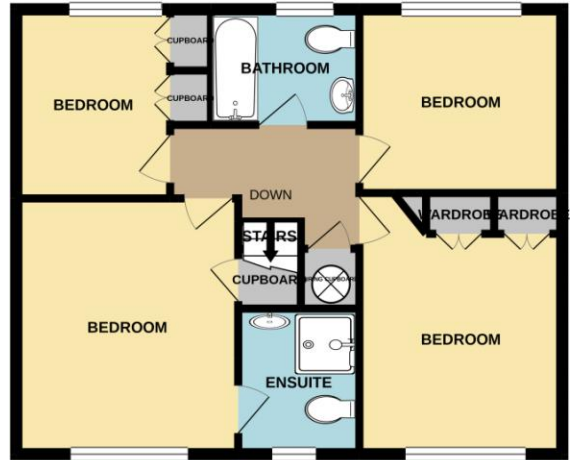


# FLOORPLANS

GROUND FLOOR  
728 sq.ft. (67.6 sq.m.) approx.



1ST FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 1293 sq.ft. (120.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



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