

6 Wern Migna

St. Fagans | Cardiff | CF5 6HP

Detached House | Offers In Excess Of £500,000



mgc.co.uk

4 | 2 | 3 | 3

Sales • Land & New Homes • Rentals • Property Management • Valuation & Surveys • Commercial

PROPERTY DESCRIPTION

**** IMMACULATELY PRESENTED DETACHED FAMILY HOME**** A modern immaculately presented detached family home set on a large plot in the sought after Parc Rhydlaifa area. This charming family house briefly comprises entrance hallway, lounge, conservatory, kitchen, utility room, dining room and wc. To the first floor there are four bedrooms and a family bathroom, including master with ensuite. The property benefits from front and rear gardens. Detached double garage and driveway. Gas central heating with NEST system. EPC Rating C.

- **Tenure** Freehold
- **Council Tax Band** F
- **Floor Area (Approx)**. 1,425 sq. ft.
- **Viewing Arrangements** Strictly by Appointment

LOCATION

This family property is situated in the increasingly popular suburb of St Fagans set on the sought after Parc Rhydlaifa 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. Within catchment for Radyr Comprehensive School.

ENTRANCE

Entered via pathway to open porch and front door into hallway.

HALLWAY

Entered via new composite door. Stairs rising to first floor. Doors to lounge, dining room, kitchen and wc. Radiator. Tiled wood effect flooring. Smoke and carbon monoxide detector (linked to NEST system).

LOUNGE

19' 2" x 11' 5" (5.855m x 3.499m)
Feature 'sandstone' fireplace with inset living flame gas fire. uPVC double glazed window to front with fitted blinds plus French doors leading to the conservatory. Two radiators.

CONSERVATORY

19' 1" x 11' 1" (5.818m x 3.395m) A well constructed 'Leeks' conservatory with dwarf wall and uPVC double glazed windows to three sides. French doors leading onto a decked patio plus uPVC double glazed door to side. Fitted blinds. Wall mounted electric heater. Tiled flooring. Door to utility room. Wall lighting.

KITCHEN/BREAKFAST ROOM

11' 6" x 9' 9" (3.529m x 2.980m) A modern fitted kitchen with a range of base and eye level units including stainless steel sink unit and complementary worksurfaces. Fitted double electric oven, gas hob and extractor fan over. Integrated fridge/freezer and dishwasher. uPVC double glazed window to rear with fitted blinds. Tiled wood effect flooring. Door to utility room. Spotlights. Radiator.

UTILITY ROOM

7' 1" x 5' 4" (2.175m x 1.648m) A range of fitted base and eye level units incorporating stainless steel sink unit and complementary worksurfaces. Space and plumbing

for washing machine. Tiled wood effect flooring. uPVC double glazed door into Conservatory. Radiator.

DINING ROOM

11' 9" x 10' 6" (3.597m x 3.208m)
uPVC double glazed window to front aspect with fitted blinds. Tiled wood effect flooring.

WC

Low level wc. Pedestal wash hand basin. uPVC double glazed window to side. Radiator.

FIRST FLOOR

LANDING

A part galleried landing with uPVC double glazed window to front aspect with fitted blinds. Storage cupboard with hanging and shelf space, also housing combi boiler. Doors to four bedrooms and family bathroom. Airing cupboard. Loft access with pull down ladder, part boarded with light. Radiator.

MASTER BEDROOM

10' 8" x 11' 3" (3.269m x 3.432m)
uPVC double glazed window to rear with superb views and fitted blinds. Fitted wardrobes to one wall. TV aerial point. Radiator. Door to ensuite.

ENSUITE

6' 6" x 4' 5" (1.998m x 1.363m) A modern fitted suite comprising low level wc and Porcelanosa wash hand basin with storage cupboard below. Fitted double shower cubicle with sliding glass door. Porcelanosa tiled splash backs and flooring. uPVC obscure double glazed window to rear with fitted blinds. Ladder radiator. Shaver point and extractor fan. Spotlights.

BEDROOM TWO

9' 8" x 10' 9" (2.970m x 3.278m)
Fitted wardrobes to one wall. uPVC double glazed window to front with fitted blinds. TV aerial point. Radiator.

BEDROOM THREE

11' 5" x 9' 10" (3.505m x 3.019m)
uPVC double glazed window to

front aspect with fitted blinds. Radiator.

BEDROOM FOUR

8' 2" x 9' 4" (2.493m x 2.861m)
uPVC double glazed window to rear with superb views and fitted blinds. TV aerial point. Radiator.

FAMILY BATHROOM

6' 5" x 6' 1" (01.962m x 1.865m)
Low level wc, pedestal wash hand basin and panelled bath with shower attachment. Tiled splashbacks. Shaver point and extractor fan. uPVC obscure double glazed window to rear with fitted blinds. Spotlights.

OUTSIDE**REAR GARDEN**

An impressive newly decked patio area overlooking the rear garden. Steps leading down to the lawn surrounded by mature shrub and flower borders. Door to double garage. Water tap. Power point. Side gate leading to the front of the property.

DOUBLE GARAGE

A detached double garage with two up and over garage doors. Light and power. Door to side leading into the garden.





mgy.co.uk

Sales • Land & New Homes • Rentals • Property Management • Valuation & Surveys • Commercial



FLOORPLANS

GROUND FLOOR
819 sq.ft. (76.1 sq.m.) approx.



1ST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 1425 sq.ft. (132.3 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.
Made with Metropix ©2022

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Radyr 029 2084 2124
6 Station Road, Radyr, Cardiff CF15 8AA

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor any one in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.