

7 Clos Y Cwarra,  
St Fagans, Cardiff, CF5 4QT



Estate Agents and  
Chartered Surveyors

Offers In Excess Of

£475,000



Detached House



# Property Description

**\*\* STUNNING FIVE BEDROOM HOME WITH THREE RECEPTION ROOMS \*\* THREE BATHROOMS \*\* SOUTH FACING GARDEN \*\*** A truly immaculate five bedroom detached family home with three reception rooms and South facing garden situated in the popular area of St. Fagans. This property is beautifully presented throughout and benefits from converted garage to create an additional sitting room/study/bedroom with en-suite shower room. The remaining accommodation briefly comprises; entrance hallway, open plan lounge and dining room, kitchen, utility room, conservatory and stylish WC. To the first floor are four bedrooms including bedroom one with luxury en-suite, plus the family bathroom. To the second floor is the converted loft which offers a spacious fifth bedroom. South facing rear garden. Driveway. EPC: C

**Tenure Freehold**

**Council Tax Band F**

**Floor Area Approx 1639 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

A popular private residential development situated in a convenient location near the Culverhouse Cross Retail Park, City Centre and Cardiff International Airport, with good transport links to the M4 and schools at all levels.

## ENTRANCE

Entered via double driveway to front door. Gated side access.

## HALLWAY

Entered via uPVC double glazed front door into hallway. Engineered oak wood flooring. Doors to lounge, kitchen, sitting room/study and WC. Stairs to first floor. Radiator.

## LOUNGE

15' 4" x 12' 11" (4.68m x 3.95m)  
Feature beamed ceiling. Engineered oak wood flooring. uPVC double glazed window to rear with fitted blinds. French patio doors with fitted blinds into conservatory. Two radiators. Feature wood burning stove with brick fire surround and slate hearth. Opening to:

## DINING ROOM

10' 3" x 8' 5" (3.13m x 2.59m)  
Engineered oak wood flooring. Radiator. uPVC double glazed window to rear with fitted blinds. Serving hatch to kitchen.

## CONSERVATORY

10' 2" x 10' 0" (3.11m x 3.06m)  
uPVC double glazed windows to all aspects with French doors to side. Engineered oak wood flooring. Power supply for electric heater.

## KITCHEN

11' 3" x 8' 4" (3.45m x 2.56m)  
A beautifully presented kitchen fitted with a wide range of base and eye level units incorporating one and a half bowl ceramic sink and drainer with complementary oak work surfaces. Space for range cooker with fitted extractor hood over. Integrated dishwasher. Cupboard housing new gas central heating boiler. Tiled splash backs. Engineered oak wood flooring. uPVC double glazed window to front with fitted plantation shutters. Door to utility room.

## UTILITY ROOM

8' 5" x 4' 10" (2.58m x 1.49m)  
Fitted base units with stainless steel sink and drainer with complementary oak work surfaces. Integrated freezer. Space fridge/freezer and washing machine. Tiled splash backs. Radiator. Engineered oak wood flooring. uPVC double glazed external door to side.



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## SITTING ROOM/STUDY

12' 11" x 8' 2" (3.95m x 2.50m)

Alternatively used as a bedroom with en-suite shower room. uPVC double glazed window to front with fitted plantation shutters. Engineered oak wood flooring. Radiator. Door:

## EN-SUITE SHOWER ROOM

7' 6" x 3' 3" (2.29m x 1.00m)

A recently installed, modern low level WC, vanity enclosed wash hand basin and fitted shower cubicle with electric shower over. Electric heated towel rail. Extractor fan.

## WC

4' 0" x 3' 3" (1.22m x 1.01m)

A tastefully designed room with low level WC and vanity enclosed wash hand basin. Tiled flooring and partly tiled walls. Ladder radiator. Extractor fan.

## FIRST FLOOR LANDING

Doors to four bedrooms and the family bathroom. Stairs to second floor. uPVC double glazed window to side with fitted blinds. Airing cupboard. Radiator.

## BEDROOM ONE

12' 3" x 9' 9" (3.74m x 2.98m)

A beautifully presented bedroom with fitted wardrobe to one wall. Radiator. uPVC double glazed window to rear with fitted blinds and pleasant outlook. Laminate wood flooring. Door to en-suite:

## EN-SUITE

8' 7" x 5' 4" max (2.63m x 1.64m)

A luxury suite comprising low level WC, vanity enclosed wash hand basin and walk-in shower with double shower tray, glass screen and separate shower attachment. Ladder radiator. Tiled flooring and partly tiled walls. Extractor fan. Spotlights. uPVC double glazed obscure window to side with fitted blinds.

## BEDROOM TWO

9' 10" x 9' 8" (3.00m x 2.97m)

uPVC double glazed window to rear with fitted blinds. Laminate wood flooring. Fitted wardrobe.

## BEDROOM THREE

10' 9" x 8' 7" (3.30m x 2.62m)

Laminate wood flooring. Radiator. uPVC double glazed window to front with fitted plantation shutters.

## BEDROOM FOUR

10' 11" x 6' 0" to w/robes (3.34m x 1.85m)

Feature vaulted ceiling with uPVC double glazed window to front with fitted plantation shutters. Fitted wardrobes to one wall. Laminate wood flooring. Radiator.

## BATHROOM

6' 11" x 6' 5" (2.12m x 1.96m)

A modern suite to include low level WC, vanity enclosed wash hand basin and panelled 'P' bath with shower over. Tiled flooring and splash backs. Extractor fan. Ladder radiator. uPVC double glazed obscure window to front with fitted plantation shutters.

## SECOND FLOOR LANDING

Stairs to second floor. Double glazed Velux window to front with blackout blind. Storage cupboard. Door to bedroom five.

## BEDROOM FIVE

20' 5" x 12' 0" (6.24m x 3.68m)

Ample storage space into the eaves. Electric heating. Three double glazed Velux windows to rear with fitted blackout blinds. Laminate wood flooring.

## OUTSIDE

### REAR GARDEN

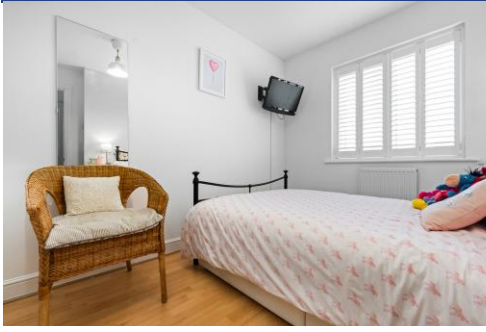
South facing garden mainly laid to lawn with stone chip patio area. Shrub borders. Boundary fence. Garden shed with light and power. Outside tap. External power point.

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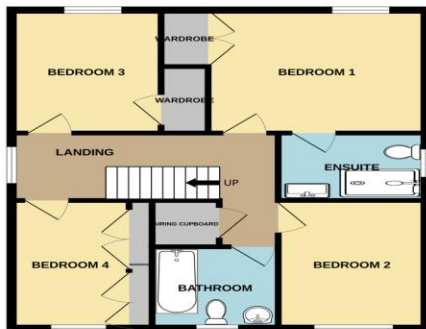


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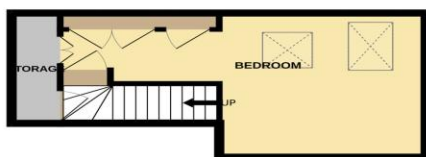
GROUND FLOOR  
753 sq.ft. (70.0 sq.m.) approx.



1ST FLOOR  
633 sq.ft. (58.8 sq.m.) approx.

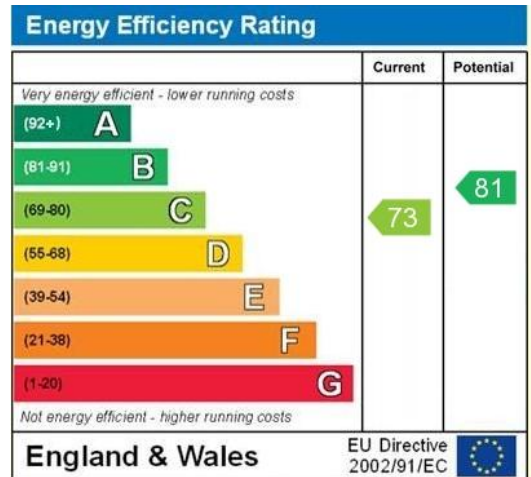


2ND FLOOR  
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA : 1639 sq.ft. (152.3 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.  
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