

17 Ffordd-y-Barcer, Culverhouse Cross, Cardiff, CF5 4QP



Estate Agents and
Chartered Surveyors

Asking Price Of

£650,000



Detached House

5

3

4

5

Property Description

**** EXECUTIVE FIVE BEDROOM DETACHED FAMILY HOME ** TWO EN-SUITES & FAMILY BATHROOM ** LARGE REAR GARDEN BACKING ONTO OPEN FIELD **** MGY are pleased to offer this executive five bedroom detached family home situated in the corner of a quiet cul-de-sac, in St. Fagans. This tastefully designed property offers four reception rooms to the ground floor including lounge, open plan kitchen/dining room, family room, cinema/sitting room, study, and WC. To the first floor are five bedrooms including two en-suite/wet rooms, and the family bathroom. Beautifully presented landscaped gardens with Westerly facing countryside views. Driveway to front. EPC Rating: B. Solar panels owned outright.

Tenure Freehold

Council Tax Band G

Floor Area Approx 2,616 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 HALL

Entered via driveway with parking for 3 vehicles. Pathway to front door. Boundary wall and shrub borders.

HALLWAY

Entered via newly fitted composite double glazed door with matching side windows into hallway. A bright and spacious hallway with opening to kitchen/dining/family room. Door to WC, double doors to lounge, door to study and cinema room plus separate door to kitchen. Turning staircase to first floor with under stair cupboard. Radiator. Spotlights. Luxury vinyl tile flooring (LVT).

LOUNGE

18' 6" x 13' 1" (5.65m x 4.00m)

A spacious, beautifully presented lounge with recently installed media wall to include modern electric fireplace, space for wall mounted TV, shelving and mood lighting. Two radiator. uPVC double glazed window to front and glazed double doors to family room. Spotlights.

SITTING/CINEMA ROOM

16' 11" x 16' 9" (5.16m x 5.12m)

A spacious, versatile space to include two uPVC double glazed windows to front. Two radiators. Spotlights and wall lights.

STUDY

10' 4" x 8' 11" (3.16m x 2.72m)

uPVC double glazed window to front. LVT flooring. Radiator. Spotlights.

CLOAKROOM

4' 5" x 4' 3" (1.35m x 1.30m)

A modern low level WC and floating vanity unit with wash hand basin. Spotlights. Extractor fan. LVT flooring.

KITCHEN

14' 0" x 10' 3" (4.29m x 3.14m)

A stunning kitchen fitted with a wide range of base and eye level units in white high gloss with one and a half bowl inset sink with incinerator and complementary Quartz work surfaces. Bespoke antique mirrors splashback. Fitted electric double oven/microwave, dishwasher, gas hob with extractor fan over. Feature central island/breakfast bar with fitted drawer unit, Quartz worktop and side panels. Radiator. LVT flooring. uPVC double glazed window to rear with superb views. Opening to dining/family room and utility room.

17 Ffordd-y-Barcer, Culverhouse Cross, Cardiff, CF5 4QP

UTILITY ROOM

6' 7" x 6' 8" (2.03m x 2.04m)

Fitted with modern base units, inset sink and complementary Quartz worktops. Space for washing machine and fridge/freezer. Wall mounted gas central heating Worcester boiler. uPVC double glazed window to front and external door to side. LVT flooring. Spotlights.

DINING ROOM

12' 8" x 10' 3" (3.88m x 3.14m)

A large open plan space off the kitchen leading to the family room. LVT flooring. Spotlights. Radiator.

FAMILY ROOM

24' 3" x 16' 10" (7.41m x 5.14m)

A great entertaining space to include uPVC double glazed windows to side and rear plus feature four leaf anthracite grey bi-fold doors and French patio doors to side. Stylish ceiling lantern, spotlights, LVT flooring. Electric radiator.

FIRST FLOOR LANDING

A quarter galleried landing with doors to five bedrooms. Large airing cupboard housing recently installed hot water cylinder and shelving. Radiator. uPVC double glazed windows to both sides. Spotlights. Loft access.

BEDROOM ONE

14' 11" x 11' 9" (4.56m x 3.59m)

A beautifully designed principle bedroom with window to rear providing superb views. Radiator. Spotlights. Door to en-suite one and opening to dressing room.

EN-SUITE/WETROOM

6' 9" x 6' 8" (2.07m x 2.05m)

Low level WC, floating vanity wash hand basin and walk-in shower with rainwater shower head, separate attachment and glass screen. Tiled splash backs and flooring. uPVC double glazed window to front. Spotlights and extractor fan.

BEDROOM TWO

16' 11" x 16' 9" (5.17m x 5.13m)

Feature vaulted ceiling with uPVC double glazed windows to both sides. Loft access. Two radiator.

Door to en-suite.

EN-SUITE/WETROOM

9' 1" x 7' 0" (2.78m x 2.14m)

A luxury suite comprising low level WC, floating vanity wash hand basin and walk-in shower with mixer shower over, separate attachment and glass screen. Tiled flooring and splashbacks. Electric towel rail. uPVC double glazed window to side. Spotlights and extractor fan.

BEDROOM THREE

11' 7" x 10' 9" (3.55m x 3.30m)

Fitted wardrobe to one wall. uPVC double glazed window to rear with fantastic views. Radiator.

BEDROOM FOUR

11' 7" x 7' 10" (3.54m x 2.39m)

uPVC double glazed windows to front and side. Radiator.

BEDROOM FIVE

10' 11" x 7' 6" (3.33m x 2.31m)

uPVC double glazed window to rear with views. Radiator. Fitted wardrobe.

FAMILY BATHROOM/WETROOM

9' 2" x 6' 8" (2.80m x 2.04m)

A modern bathroom to include low level WC, floating vanity wash hand basin, panelled bath with feature central mixer tap and walk-in shower. Tiled splash backs and flooring. Spotlights and extractor fan. uPVC double glazed window to front. Ladder radiator.

OUTSIDE

SIDE GARDEN

Hot water tap. Space for Garden sheds. Access to the front of property.

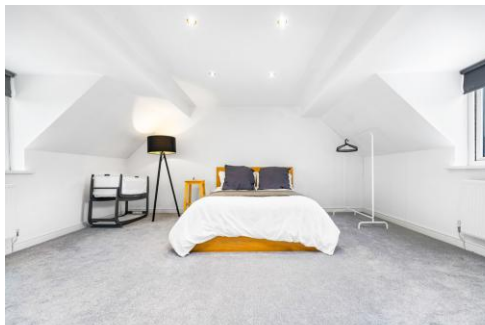
REAR GARDEN

A Westerly facing, landscaped rear garden mainly laid to lawn with contemporary paved seating area. Boundary fence. Outside lighting and power points.

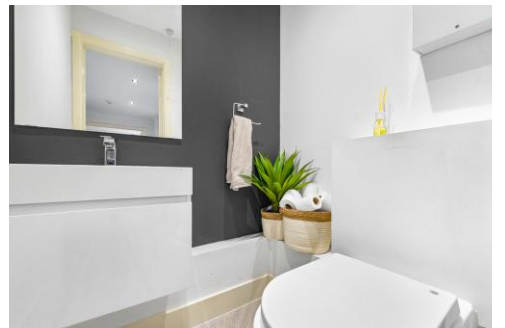
ADDITIONAL INFORMATION

Solar panels which are owned outright by the owner.

17 Ffordd-y-Barcer,
Culverhouse Cross, Cardiff, CF5 4QP



17 Ffordd-y-Barcer,
Culverhouse Cross, Cardiff, CF5 4QP



17 Ffordd-y-Barcer, Culverhouse Cross, Cardiff, CF5 4QP

GROUND FLOOR
1506 sq.ft. (139.9 sq.m.) approx.

1ST FLOOR
1110 sq.ft. (103.1 sq.m.) approx.



TOTAL FLOOR AREA: 2616 sq.ft. (243.0 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 Metropex ©2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Radyr 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



mgy.co.uk

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 anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.