

2 Heol Gwern Edyddan, St. Fagans, Cardiff, CF5 6FR



Estate Agents and
Chartered Surveyors

Asking Price Of

£475,000



Detached House



Property Description

**** MODERN FOUR BEDROOM DETACHED **GARAGE AND DRIVEWAY** NO CHAIN**** A beautifully presented modern, four bedroom, detached, family home built in the popular and sought after area St Fagan's. The property comprises of entrance hallway, cloakroom, Lounge, large kitchen and family dining room, utility room, and Study. To the first floor are four bedrooms, principal bedroom with en-suite, a further two doubles, and a good sized fourth bedroom and a separate family bathroom. Gas central heating, uPVC double glazing. Rear garden comprising of paved patio and large lawn area. Garage and driveway for two vehicles. No Chain. EPC Rating: B

Tenure Freehold

Council Tax Band G

Floor Area Approx 1,316 sq.ft.

**Viewing Arrangements
Strictly by appointment**

LOCATION

Situated on the outskirts of the village of St Fagans, which is rural and yet within easy access to the M4 link road, Culverhouse Cross and the Llantrisant Road. Also within a short drive or bus ride to Radyr village providing a number of convenient stores, train station, doctors surgery, tennis & golf clubs and highly regarded primary & secondary schools.

ENTRANCE HALLWAY

7' 3" x 11' 1" (2.21m x 3.38m)

Approached via a white uPVC door, leading to the spacious hallway, staircase to first floor, storage cupboard housing alarm system, radiator.

CLOAKROOM

3' 3" x 2' 8" (1.62m x 0.83m)

White suite comprising of low level WC, corner wash hand basin, tiled splashback. Extractor Fan. Radiator.

STUDY

7' 8" x 6' 11" (2.34m x 2.13m)

Aspect to front, ideal for study or playroom, radiator.

LOUNGE

16' 5" x 11' 0" (5.02m x 3.37 max)

Window to front an excellent sized reception room with feature fireplace (negotiable) Doors to hallway and kitchen. Two radiators.

KITCHEN

87' 3" x 33' 5" (26.6m x 10.2 max)

Modern kitchen appointed along three sides in Matt finish with chrome handles. A range of high and low level cupboards, inset 1.5 bowl stainless steel sink, side drainer and mixer tap, inset four ring gas hob with cooker hood above, stainless steel splashback, oven below, space for fridge freezer and dishwasher, window to rear, double opening French doors overlooking the pretty rear garden, ample space for family dining and sofa relaxation area, under stairs storage cupboard, two radiators, opening for utility room.

UTILITY ROOM

5' 4" x 5' 2" (1.65m x 1.58m)

Appointed along one side, matching kitchen units and work surface, plumbing for washing machine, space for tumble dryer, concealed 'Ideal' logic gas central heating boiler, uPVC door to side, radiator.

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FIRST FLOOR

LANDING

Approached via an easy rising single flight staircase with spindles and oak hand rail, access to roof space, large airing cupboard housing hot water cylinder and shelving, radiator.

BEDROOM ONE

12' 7" x 11' 8" (3.85m x 3.56m)

An excellent sized principal bedroom with two windows to front and additional window to side, modern fitted 'Hammonds' wardrobes, radiator, door to en-suite.

EN-SUITE

0' 0" x 0' 0"

Quality white suite comprising of low lever WC, pedestal wash hand basin, double width shower cubicle with chrome shower, half wall tiling, electric shaver point, extractor fan, radiator.

BEDROOM TWO

36' 5" x 38' 0" (11.1m x 11.6m)

Aspect to front a second double bedroom, modern build in wardrobes with hinged doors, storage cupboard, radiator.

BEDROOM THREE

10' 3" x 9' 8" (3.14m x 2.96 max)

Overlooking the delightful rear garden, a third double bedroom, radiator.

BEDROOM FOUR

10' 11" x 9' 3" (3.34m x 2.82m)

Aspect to rear, a good sized fourth bedroom, radiator.

FAMILY BATHROOM

6' 11" x 5' 6" (2.13m x 1.70m)

Modern white suite comprising of low level WC, pedestal wash hand basin, panelled bath with chrome mixer tap, chrome shower, glass screen, extractor fan, obscured glass window to rear, radiator.

OUTSIDE

REAR GARDEN

A good sized, rear garden with patio and large, lawn area. Brick walled boundary, with timer gate to side leading to driveway and garage. Outside tap and external, electric power point.

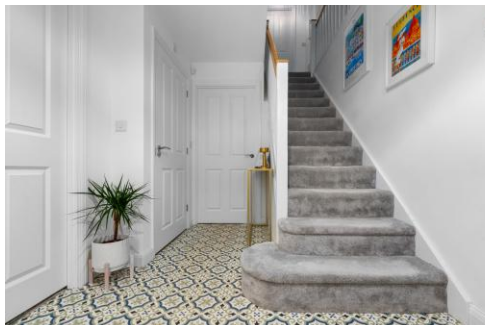
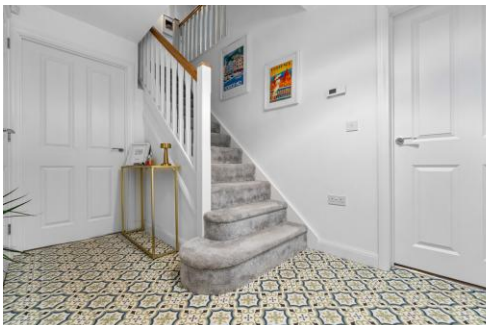
FRONT GARDEN

Laid to lawn with stone areas, bordered with evergreen shrubs, paved pathway leading to front door. Driveway with parking for two vehicles.

GARAGE

Single, detached garage with up and over door. Power and lighting, exterior lights.

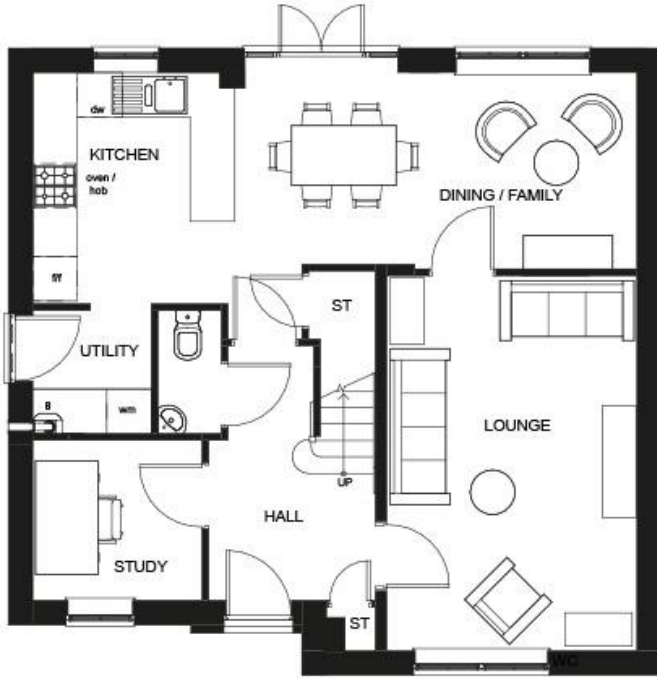
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Ground



First

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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