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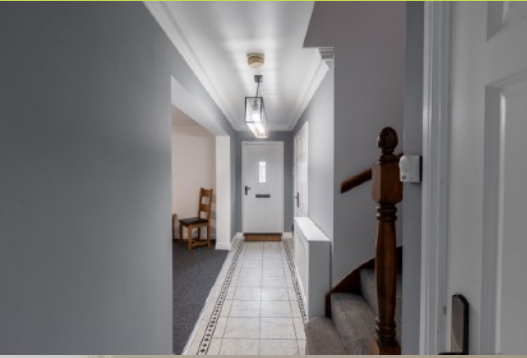
## Executive Town House, Maes y Gad, St Fagans, Cardiff, CF5 6DQ

No ONWARD CHAIN | AVAILABLE NOW | End Terrace Town House | St Fagans Village Location  
Ground Floor Wet Room | Family bathroom & Ensuite | Converted garage into Sitting/Playroom  
Four Bedrooms | Off Street Parking | Located in the heart of this beautiful pictures village  
Charming End of Terrace Town House in St. Fagans Village | EPC - C



Offers in region of £425,000

# Maes y Gad, St Fagans, Cardiff, CF5 6DQ



**ST FAGANS VILLAGE - NO CHAIN!** This wonderful home has been beautifully appointed and transformed by the current owners. It offers a perfect blend of historic charm and modern comforts, making it an excellent choice for families or individuals looking for a peaceful living environment, yet remains within easy access to the city of Cardiff.

This charming and tastefully presented, extended end of terrace town house located in the historic village of St. Fagans, is just a few minutes' stroll from the castle entrance to St. Fagans National Museum of History.

**The Accommodation comprises;**

**To the Ground Floor.** An Entrance Hall provides a welcoming entryway leading to the ground floor main living areas. A spacious and modern Wet Room is located just off the hall, with opening to a Sitting Room, providing a versatile space that can alternatively be used as a playroom. The generous kitchen/diner is well-equipped with ample storage and space for a dining table too. The extension to the property with bifold doors opening to the private courtyard rear garden is the ideal place to relax with the household.

**To the First Floor.** You will find three of the four bedrooms. Bedroom two is a good size comfortable bedroom with ample natural light with views to the front of the property, with a further two more bedrooms and a modern stylish bathroom suite.

**The Top Floor.** Is dedicated to a Luxurious master bedroom with an en-suite bathroom and additional storage space, ideal for a walk in wardrobe.

**Outside.** You will find a Private Rear Garden, within Secluded spot backing onto the National museum and the well-maintained courtyard garden, perfect for outdoor relaxation. To the front - Off-Street Parking offering a Convenient parking spot for one car.

**Location.** St Fagans is a small residential development situated on the outskirts of Cardiff. It is approximately 5 miles west of the city centre and 5 miles southeast of Llantrisant. St Fagans (Welsh: Sain Ffagan) is a small rural village in the west of the City of Cardiff, Capital of Wales. The community area reaches north to the M4, incorporating the residential estate of Parc Rhydylafar, and south of the River Ely, incorporating the residential estate of Westfield Park. On it's eastern edge it borders the suburb of Fairwater and to the west borders the community of St George's and St Bride's in the Vale of Glamorgan. The Village itself and immediate surrounding area is a designated Conservation Area. St Fagans lies on the River Ely, and previously had a railway station on the South Wales Main Line. St. Fagans is home to St. Fagans Cricket Club and St Fagans Bowls Club.

It is also home to Wales National History Museum (formerly called the Museum of Welsh Life), St Fagans Castle, St Fagans Old Rectory and St Mary's Church. In 1648, the Battle of St Fagans took place close by.

The village of St Fagans, falls into the School catchment which of the highly regarded Radyr High School & Ysgol Plasmawr providing educational opportunities for residents. The property enjoys easy accessibility to both Fairwater and Radyr Villages, offering various amenities and services. Llantrisant Road provides quick access to the M4 motorway.

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## Accommodation Details:

### Ground Floor:

**Entrance Hall. 2.46m x 5.26m (8'1" x 17'3") [max]** Welcoming entryway leading to the main living areas through the composite door.

**Wet Room. 1.07m x 3.07m (3'6" x 10'1"):** Convenient and modern wet room, providing shower, w/c and wash basin. Obscure glazed window, to allow natural light into the room. Tiled walls, vinyl floor and extractor fan.

**Sitting Room/Playroom. 3.89m x 2.49m (12'9" x 8'2"):** This garage conversion provides a versatile space that can be used as a sitting room or playroom. Access to an internal utility room or storage cupboard.

**Kitchen/Diner 3.05m x 5.16m (10' x 16'11"):** This spacious and well-equipped kitchen with dining area, offers a range of wall and base units, worktops inc sink and drainer. Plumbing for washing machine and dishwasher. Integrated Oven and four-ring hob with concealed cooker hood over and tiled splash-back. Vinyl flooring, throughout kitchen and dining area. Glass Block wall and open doorway allowing natural light into the room.

**Lounge. 3.48m x 4.09m (11'5" x 13'5"):** Cozy lounge area featuring bi-folding doors that open onto the private rear garden. Open vaulted ceiling inc two skylight windows providing a stargazing opportunity of an evening. Flooring is natural slate.

### First Floor:

**Bedroom 2. 3.10m x 5.18m (10'2" x 17'):** Master bedroom with front vista providing ample natural light. Flooring is wood effect laminate, two radiators.

**Bedroom 3. 3.15m max x 3.07m max (10'4" max x 10'1" max):** Another well-sized double bedroom, rear courtyard view via double glazed window. Radiator.

**Bedroom 4/Study. 1.93m x 3.07m (6'4" x 10'1"):** Perfect for a child's room or study. Rear view bedroom including a double glazed window to rear.

**Bathroom. 1.78m x 2.03m (5'10" x 6'8"):** Modern and stylish bathroom, inc w/c, wash hand basin and modern spa bath. Vinyl floor, part tiled walls and extractor fan. Radiator.

### Top Floor:

**Landing:** Landing area with access to bedroom, includes built-in storage cupboard and natural sunlight through the sun tunnel in the roof, flooding natural daylight into what would otherwise be a dark zone.

#### Master Bedroom/Bedroom 1.

**4.04m max x 3.99m max (13'3" max x 13'1" max):** Luxurious master bedroom with an en-suite bathroom and additional storage space. Front Vista via double glazed window. Build in storage cupboard and built in wardrobe, door leading to en-suite.

**En-Suite:** Shower, vanity wash hand basin and w/c. Double glazed window to rear.

**Ideal For:** This property is ideal for those seeking a semi-rural lifestyle with the convenience of nearby city amenities. It offers a perfect blend of historic charm and modern comforts, making it an excellent choice for families or individuals

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looking for a peaceful yet still close enough to Cardiff City centre and all its amenities.

## Outside:

**Private Rear Courtyard Garden:** High stone wall encloses this secluded and well-maintained garden, perfect for outdoor relaxation. The garden is laid with slate (to match the Lounge flooring) giving a feel of continuous indoor/outdoor living. Small storage facility and outside lighting.

**Front Off-Street Parking:** Convenient off-street parking available at the front of the property. Pathway leading to the front door and key safe. Garage door remains in place as part of the property requirements.

**Contact Information:** For more details or to schedule a viewing, please contact our office at Move2Here Ltd.

## Additional Information:

**Heating:** Gas central heating

**Windows:** UPVC double glazing

**Council Tax** - Band F

**Energy Performance Certificate:** C

**Tenure:** We have been advised that this property is Freehold, this should be verified by the purchasers.

**VIEWING** - Strictly by appointment with the agents.

## Floorplan



Move2here Limited have not tested any apparatus, equipment, fitting or service and therefore cannot confirm that they are in working order. Any prospective buyer is advised to obtain verification from their solicitor/surveyor. These particulars do not constitute any part of an offer of contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy themselves as to the correctness of such statements and these particulars. All negotiations are to be conducted through move2here limited. Please note that nothing in these particulars is intended to indicate that any carpets, curtains, furnishings or fittings, electrical or otherwise or any other fixtures not expressly included from part of the property offered for sale.

In order to assist our buyers we offer a confidential independent mortgage advisor service without obligation or charge. Our mortgage specialist are available at any time see you at your convenience at your existing home.

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