

154 St. Fagans Road, Fairwater

Cardiff, CF5 3EU



Estate Agents and
Chartered Surveyors

Asking Price Of

£289,950



Semi- Detached Property



Property Description

**** THREE BEDROOM SEMI DETACHED FAMILY HOUSE ** NO CHAIN **** A spacious three double bedroom semi detached family house in a sought after location, close to amenities and transport links. Large entrance porch, hallway, spacious lounge, sitting/play room, kitchen, utility room and cloakroom. To the first floor are two double bedrooms, family bathroom and study with staircase to the second floor. To the second floor is a large primary bedroom with ensuite shower room. Gas central heating. Rear garden comprising paved patio and lawn. No chain. EPC Rating: D

Tenure Freehold

Council Tax Band E

Floor Area Approx 1561 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is situated in the popular suburb of Fairwater, close proximity to Fairwater Green, with it's shops, pharmacy, bakery with a variety of local amenities and public houses. There are regular bus and train services and the property is within easy commuting distance of Cardiff City Centre. There are schools at all levels and easy access to the M4 motorway.

ENTRANCE PORCHWAY

A large entrance porch approached via a uPVC entrance door. Windows to front and side. Tiled flooring.

ENTRANCE HALLWAY

Approached via a uPVC entrance door leading to the entrance hallway. Under stairs storage recess.

LOUNGE

14' 7" x 14' 5" (4.47m x 4.41m)

Overlooking the front garden and entrance approach, a good sized reception. Feature fireplace. Laminate flooring. Radiator.

SITTING/PLAY ROOM

18' 8" x 9' 9" (5.70m x 2.98m)

Overlooking the rear garden, a good sized second reception. Laminate flooring. Radiator.

KITCHEN

15' 1" x 7' 3" (4.61m x 2.22m)

Appointed along four sides in base units and laminate worktops. Inset sink with side drainer. Inset four ring gas hob with oven below. Plumbing for washing machine. Matching range of eye level wall cupboards. Tiled splash back. Window to rear. Door to sitting room and door to utility room.

UTILITY ROOM

With access to front and rear. Space for tumble dryer and fridge/freezer. Door to storage. Door to cloakroom.

CLOAKROOM

Comprising low level wc. Obscured glass window to rear.

FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the central landing area. Window to side. Linen storage cupboard.

BEDROOM TWO

12' 5" x 11' 10" (3.79m x 3.61m)

With two windows to front, a good sized double bedroom. Radiator.

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BEDROOM THREE

14' 4" x 8' 5" (4.39m x 2.58m)

Overlooking the rear garden, a further double bedroom. Built in wardrobe. Radiator.

STUDY/DRESSING ROOM

9' 1" x 7' 6"(max) (2.77m x 2.30m)

Aspect to front. Radiator. Staircase to second floor.

FAMILY BATHROOM

6' 4" x 5' 5" (1.95m x 1.67m)

White suite comprising low level wc, wash hand basin with storage below, panelled bath with shower above. Full wall tiling. Tiled flooring. Obscured glass window to side. Extractor fan. Recessed spotlights. Chrome heated towel rail.

SECOND FLOOR

LANDING

Approached via an easy rising staircase leading to the second floor. Window to side. Door to primary bedroom suite.

BEDROOM ONE

17' 4" x 16' 11" (max)(5.29m x 5.18m)

An excellent sized primary bedroom with window to rear and three velux windows to front. Fitted wardrobe. Radiator. Door to ensuite.

ENSUITE SHOWER ROOM

8' 3" x 5' 6" (2.53m x 1.69m)

White suite comprising low level wc, wash hand basin, corner shower cubicle with chrome shower. Tiled splash back. Tiled flooring. Recessed spotlights. Extractor fan. Radiator. Cupboard housing the combi gas central heating boiler. Window to rear.

OUTSIDE

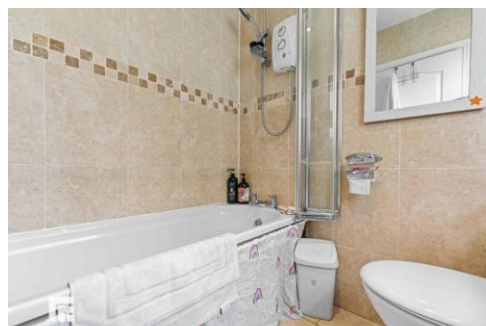
REAR GARDEN

Fully enclosed rear garden comprising a large paved patio area leading onto an area of lawn. Outside tap.

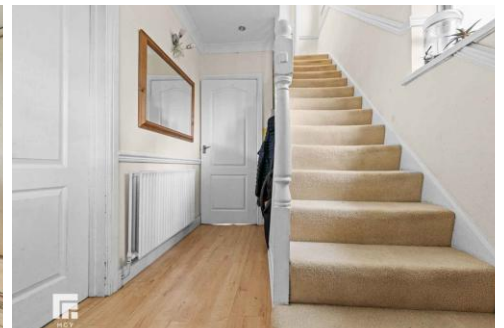
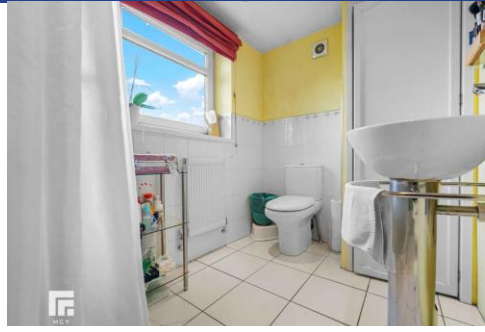
FRONT GARDEN

With stone built wall to front boundary and steps leading to the key block pathway. Area of lawn to either side with inset central mature tree.

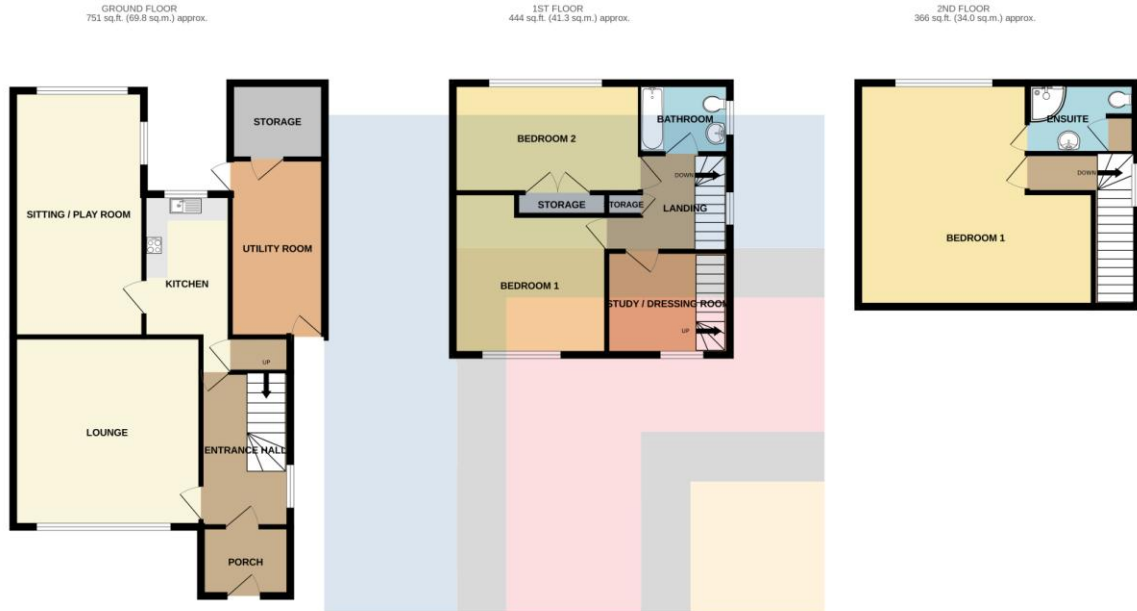
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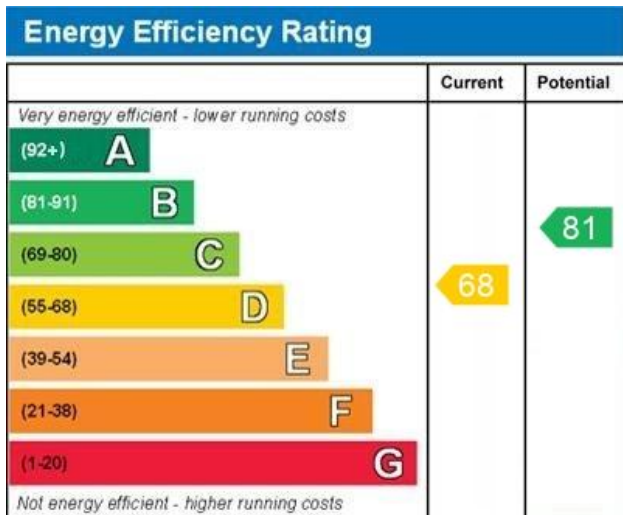


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TOTAL FLOOR AREA: 1561 sq.ft. (145.0 sq.m.) approx.

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.
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