



45 ST. FAGANS DRIVE
ST. FAGANS
CARDIFF CF5 6EF

ASKING PRICE OF
£675,000



DETACHED PROPERTY



5



3



3



2

**** FOUR/FIVE BEDROOM DETACHED FAMILY HOME WITH DOUBLE GARAGE ** SOUGHT AFTER LOCATION ** LARGE CORNER PLOT **** A bright and spacious, detached family house in the sought after village of St Fagans being a short walk to St Fagans museum, local pub and restaurant. Entrance porch, spacious hallway, ground floor shower room, large lounge, dining room, neat fitted kitchen with quartz worktops surfaces, utility room, versatile sitting room or fifth bedroom with ensuite bathroom. To the first floor are four bedrooms and a newly fitted family shower room. Gas central heating. Majority double glazed windows. Large lawned front and sides enclosed garden, lawn and keyblock paved patio to rear. Wide paved driveway leading to the double garage. EPC Rating: D

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: TBC

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

This executive family property is situated in the increasingly popular suburb of St Fagans set on the sought after Parc Rhydlafar development. The property is set in semi rural surroundings but is approximately five miles from Cardiff city centre and is ideally located for major motorway links. The property is within the catchment area for Radyr Comprehensive School.

ENTRANCE PORCH

Approach via a wood panelled entrance door leading to the spacious porchway. Window to front. Wood flooring.

ENTRANCE HALLWAY

13' 3" x 9' 4" (4.06m x 2.85m)

Approached via a wood framed entrance door with majority obscured glass leading to the spacious entrance hallway. Staircase to first floor. Storage cupboard. Laminate flooring. Radiator.

SHOWER ROOM

Modern white suite comprising low level wc, vanity wash basin with storage below and shower cubicle with chrome shower above. Full wall tiling. Tiled flooring. Obscured glass window. Radiator.

LOUNGE

19' 5" x 13' 2" (5.94m x 4.02m)

With windows to front and side, an excellent sized primary reception. Feature stone fireplace. Laminate flooring. Radiator. Sliding doors leading to dining room.

DINING ROOM

14' 7" x 9' 11" (4.45m x 3.04m)

Overlooking the large lawned garden, a good sized second reception with ample space for large family dining table. Laminate flooring. Radiator. Door to kitchen.

KITCHEN

14' 0" x 9' 10" (4.28m x 3.02m)

Well appointed along three sides in light panelled fronts beneath quartz worktop surfaces. Inset 1.5 bowl with worktop side drainer. Inset five ring gas hob with concealed cooker hood above. Integrated oven and grill. Integrated dishwasher. Matching range of eye level wall cupboards. Tiled splash back. Tiled flooring. Large window overlooking the rear Keyblock patio. Radiator. Doors to hallway, dining room and utility room.

UTILITY ROOM

10' 3" x 7' 6" (3.14m x 2.31m)

With worktop to one side. Plumbing for washing machine. Space for tumble dryer. Space for American style fridge freezer. Window and door to rear patio. Tiled flooring. Wall mounted 'Worcester' gas central heating boiler. Pantry storage cupboard with shelving.

SITTING ROOM/BEDROOM FIVE

16' 6" x 10' 2" (5.03m x 3.12m)

With large window to front, a versatile reception or double bedroom. Fitted wardrobes. Laminate flooring. Radiator. Door to ensuite bathroom.

ENSUITE SHOWER ROOM

12' 10" x 5' 9" (3.93m x 1.77m)

A sizeable ensuite bathroom comprising low level wc, wash hand basin, wood panelled bath with shower mixer tap. Wall tiling to splash back areas. Extractor fan. Obscured glass window. Radiator.

FIRST FLOOR

LANDING

Approached via a full turning staircase leading to the central landing area. Window to side. Access to roof space. Airing cupboard housing the hot water cylinder. Radiator.



45 ST. FAGANS DRIVE, ST. FAGANS, CARDIFF CF5 6EF

BEDROOM ONE

14' 8" x 13' 3" (4.49m x 4.06m)

With windows to two aspects, a good sized primary bedroom. Range of fitted bedroom furniture including wardrobes, drawers and dressing table. Radiator.

BEDROOM TWO

14' 9" x 9' 11"(max) (4.50m x 3.04m)

Overlooking the lawned garden, a second double bedroom. Range of fitted wardrobes to one side. Radiator.

BEDROOM THREE

11' 0" x 10' 0" (3.37m x 3.07m)

Aspect to front, a third double bedroom. Built in wardrobe. Radiator.

BEDROOM FOUR

9' 11" x 7' 2" (3.03m x 2.20m)

Aspect to side, a good sized fourth bedroom. Built in wardrobe and storage shelves. Radiator.

FAMILY SHOWER ROOM

7' 7" x 6' 1" (2.32m x 1.87m)

Newly fitted white suite comprising low level wc, floating vanity wash hand basin with storage below, large walk in shower cubicle with twin shower heads. Obscured glass window. Tiled flooring. Full wall tiling. Heated towel rail.

OUTSIDE

SIDE AND FRONT GARDENS

Large lawned garden to front and sides enclosed by hedgerow and low level stone wall. Inset plants and shrubs. Wide keyblock paved pathway. Paved driveway leading to double garage with entrance gates.

REAR GARDEN

Area of lawn and large keyblock paved patio. outside tap. Outside lighting.

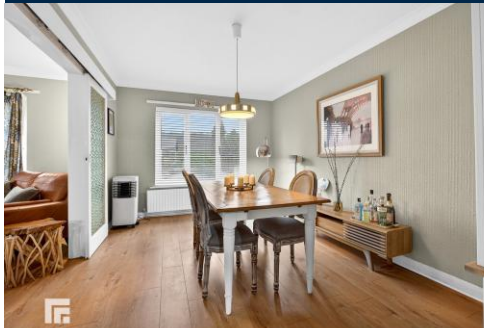
DOUBLE GARAGE

17' 9" x 17' 8" (5.42m x 5.40m)

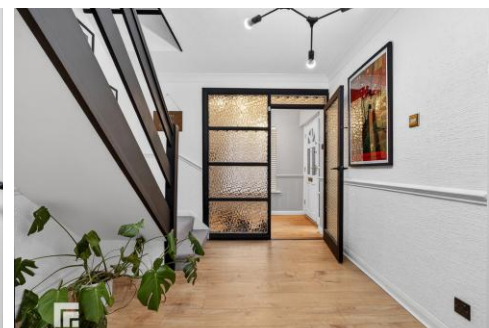
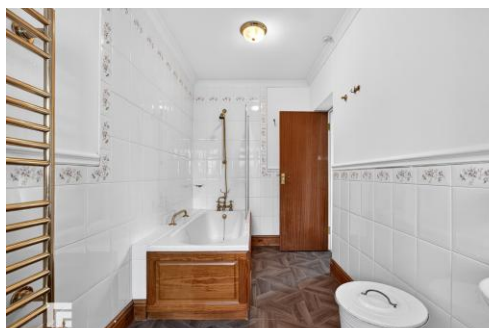
With twin electric up and over access doors. Power and lighting.



45 ST. FAGANS DRIVE, ST. FAGANS, CARDIFF CF5 6EF



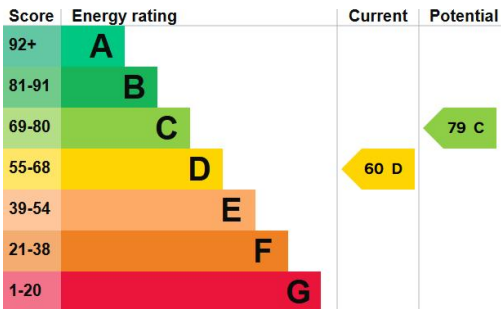
45 ST. FAGANS DRIVE, ST. FAGANS, CARDIFF CF5 6EF



MGY.CO.UK

45 ST. FAGANS DRIVE, ST. FAGANS, CARDIFF CF5 6EF

FLOORPLAN TO FOLLOW



RADYR 029 2084 2124

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



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.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK