



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

ASKING PRICE OF

£675,000



DETACHED PROPERTY



**** 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

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.



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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.



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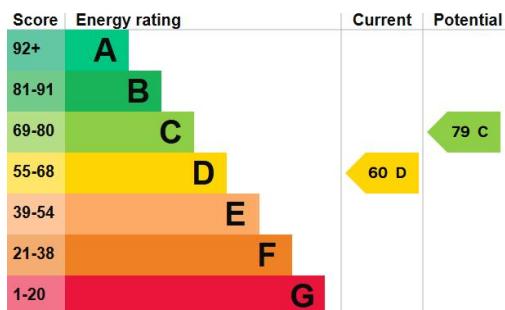


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FLOORPLAN TO FOLLOW



RADYR 029 2084 2124

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



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