



13 HEOL GWERN EDYDDAN
ST. FAGANS
CARDIFF CF5 6FR

ASKING PRICE OF
£335,000



SEMI-DETACHED PROPERTY



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**** THREE BEDROOM SEMI DETACHED FAMILY HOUSE ** BEAUTIFULLY PRESENTED REAR GARDEN **** A well presented, three bedroom semi detached family home in a modern sought after development. Entrance hallway, cloakroom, spacious lounge, modern kitchen and diner with integrated appliances. To the first floor are three bedrooms, primary bedroom with ensuite shower and a separate family bathroom. Beautifully presented, low maintenance rear garden. Driveway with parking for two cars. EPC Rating: B

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 805 SQ.FT.

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

This family property is situated in the increasingly popular suburb of St Fagans set on the sought after Parc Rhydlafer 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 HALLWAY

Entered via a modern composite door with glass panel, stairs leading to first floor. door to cloakroom.

CLOAKROOM

5' 3" x 3' 0" (1.61m x 0.92m)
Modern white suite; low level WC, corner pedestal wash hand basin with chrome mixer tap. Radiator. Extractor fan. Half wall tiling.

LOUNGE

15' 0" x 11' 9" (4.59m x 3.60m)
A well presented, spacious lounge overlooking the entrance approach. Radiator.

KITCHEN AND DINER

15' 0" x 10' 4" (4.59m x 3.17m)
An open kitchen/dining room. Appointed to two side, white high gloss eye and low level cupboards beneath quality laminate work surfaces. Stainless steel sink with chrome mixer tap and drainer, integrated four ring hob and single oven with extractor hood. Integrated fridge/freezer, dishwasher and washing machine. Cupboard housing wall mounted 'IDEAL' combi gas central heating boiler. Space for dining room table. Built in under-stairs cupboard. Radiator. uPVC window and double French doors to rear.

FIRST FLOOR

LANDING

12' 0" x 6' 3" (3.67m x 1.91m)
Spacious landing with storage cupboard. Radiator. Access to roof space. Doors to all rooms.

BEDROOM ONE

13' 8" x 8' 5" (4.18m x 2.59m)
A beautifully presented, good size primary bedroom. Radiator. uPVC window to front. Door to en-suite.

ENSUITE

8' 5" x 4' 4" (2.57m x 1.34m)
Modern white suite; low level WC, pedestal wash hand basin with chrome mixer tap, built in shower cubicle with chrome shower and glass folding door. Tiled splash back and to half height. Chrome heated towel rail. Extractor fan.

BEDROOM TWO

10' 1" x 8' 6" (3.09m x 2.61m)
A second double bedroom. Radiator. Window overlooking the well maintained rear garden.

BEDROOM THREE

8' 8" x 6' 2" (2.65m x 1.90m)
A third bedroom. Radiator. Window to front.

FAMILY BATHROOM

6' 2" x 5' 6" (1.89m x 1.69m)
Modern white suite; low level WC, pedestal wash hand basin with chrome mixer tap, panelled bath. Radiator. Extractor fan. Wall tiling to half height. Obscured glass window to rear.

OUTSIDE

REAR GARDEN

A beautifully landscaped, spacious rear garden with paved patio leading onto an area of artificial lawn. Enclosed by timber fencing. Timber storage shed. Gate giving access to drive. Outside lighting.

FRONT GARDEN

Shrubs to front border. Paved steps to entrance door.

PARKING

Two car driveway to side.

ADDITIONAL INFORMATION

Estate Management Fee Approx £250-£350 per annum. Not payable until site finished.

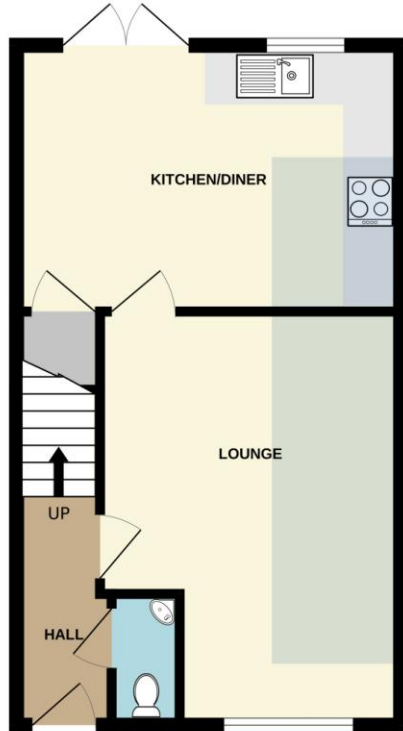


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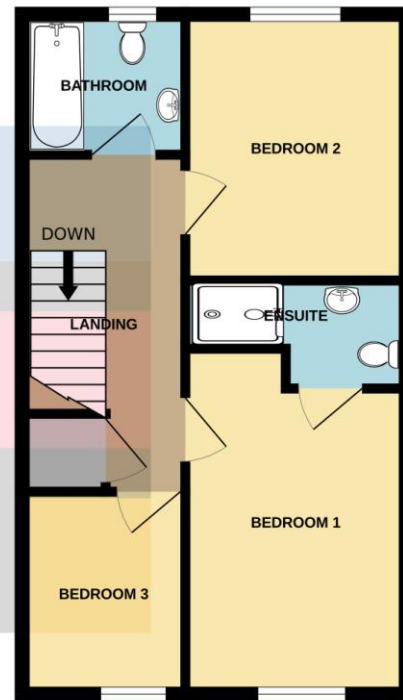


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GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.

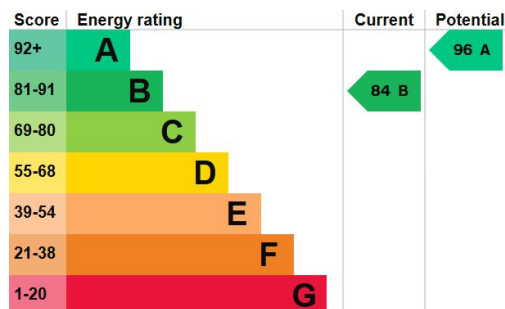


1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 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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