

## St Fagans Road

Fairwater, Cardiff CF5 3AE

- Semi-Detached House
- Three Bedrooms
- Kitchen/Diner
- Downstairs Cloakroom
- Detached Garage
- Completely Renovated
- Period Features
- EPC - C

Guide price £250,000

[www.hern-crabtree.co.uk](http://www.hern-crabtree.co.uk)



A superb property recently renovated and extended to a high standard. Placed in the high demand district of Fairwater this excellent property is within close proximity to village shops and amenities along with bus and rail links direct to Cardiff city centre. The property offers No Onward Chain.

Briefly comprising: Entrance Hall with wood flooring, Cloakroom, Lounge, Open Plan Kitchen and Dining Room with doors out into the garden. To the first floor are Three bedrooms and a contemporary bathroom. Outside you'll find a low maintenance garden that provides two open sitting/play areas along with door to garage and gate to the front. The front has a large lawn space, driveway along with further potential to add more off street parking if desired thanks to the wide plot.

In addition there is planning granted for a side/rear extension to provide an additional bedroom with en-suite. There is permission to demolish and re-build the garage to create a wider garden space.

## ENTRANCE

Entered via upvc double glazed door into entrance hall and obscure double glazed window.

## HALLWAY

Panelled radiator. Stairs rising to first floor. Doors leading to all rooms. Under stairs cloakroom. Parquet flooring.

## CLOAKROOM

Low level w/c and wash hand basin with mixer tap. Obscure double glazed window to the side. Extractor fan.

**LOUNGE** 11'11" into bay x 14'05" into recess (3.63m into bay x 4.39m into recess)

Double glazed bay window to the front. Panelled radiator. Coved ceiling. Parquet flooring.

**KITCHEN/DINER** 14'01" max x 21'09" max (4.29m max x 6.63m max)

Brand new modern fitted kitchen with a range of matching wall and base units with work surfaces over. Four ring electric hob, oven and cooker hood over. Stainless steel sink and drainer with mixer tap. Space for under counter fridge and freezer. Space for washing machine and dishwasher. Part tiled walls. Double glazed window to the side and rear. Further Velux roof weather sensitive window. Spot lights to the ceiling. Panelled radiator. Space for table and chairs. Dining area has panelled radiator. Double glazed French doors leading out to the rear garden. Parquet flooring.



## FIRST FLOOR

Stairs rising from the entrance hall.

## LANDING

Double glazed window to the side. Doors leading to all rooms.

**BEDROOM ONE** 11'11" x 14'06" (3.63m x 4.42m)

Double glazed bay window to the front, Panelled radiator. Coved ceiling.

**BEDROOM TWO** 11'06" x 10' (3.51m x 3.05m)

Double glazed window to the rear. Panelled radiator. Coved

ceiling.

### **BEDROOM THREE 6'11" x 9'11" (2.11m x 3.02m)**

Double glazed window to the side. Panelled radiator. Coved ceiling.

### **BATHROOM 6'11" x 5'05" (2.11m x 1.65m)**

Brand new white bathroom suite comprising of P shaped panel bath with mixer tap and Rain drop shower head attachment over. Low level w/c and wash hand basin with mixer tap. Fully tiled walls and floor. Spot lights to the ceiling. Heated towel rail. Extractor fan, double glazed obscure window to the front.

## **OUTSIDE**

### **FRONT**

Large lawn area to front. Driveway with off street parking. Garage with doors to front.

### **REAR**

Enclosed rear garden by timber framed fencing. Mainly paved with slate effect chippings. Wooden pedestrian gate leading out to the front. Outside water tap.

### **GARAGE**

Single detached garage with up and over door. Galzed window to side and double glazed pedestrian door to the side.

### **Additional Information**

In addition there is planning granted for a side/rear extension to provide an additional bedroom with en-suite. There is permission to demolish and re-build the garage to create a wider garden space. See photos online.





