

2 Falconwood Drive, St Fagans, Cardiff, CF5 4SD



Estate Agents and
Chartered Surveyors

Asking Price Of

£435,000



Detached Property

4

2

3

2

Property Description

**** FOUR BEDROOM DETACHED FAMILY HOME AT THE HEAD OF A PRIVATE DRIVEWAY ** DOUBLE GARAGE **** An exceptionally spacious four bedroom detached family home in a convenient location close to transport links and local amenities. Entrance porch, entrance hallway, cloakroom, large lounge with feature fireplace, conservatory, spacious dining room, neat fitted kitchen. To the first floor are four bedrooms, large principal bedroom with modern fitted shower room and a separate family bathroom. Sizeable rear garden, long driveway to front. Gas central heating, double glazing. EPC Rating: D

Tenure Freehold

Council Tax Band G

Floor Area Approx 1,800 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is situated in the increasingly popular suburb of St Fagans, set in semi rural surroundings and approximately five miles from Cardiff city centre and is ideally located for major motorway links. The property is walking distance to the local public house and the St Fagans National Museum of History.

ENTRANCE PORCH

Approached via a uPVC entrance door leading to the spacious porch.

ENTRANCE HALLWAY

Approached via a uPVC entrance door with double glazed window to upper part leading to the large entrance hallway.

CLOAKROOM

White suite comprising low level wc, wash hand basin, window to front. Full wall tiling. Tiled flooring. Radiator.

LOUNGE

22' 4" x 14' 9" (max)(6.81m x 4.50m)
An excellent sized principal reception with window to front and patio doors to the conservatory. Feature fireplace. Two radiators.

CONSERVATORY

11' 8" x 9' 1" (3.58m x 2.78m)

A uPVC double glazed conservatory overlooking the large rear garden. French doors to garden. Laminate flooring. Power and lighting.

DINING ROOM

11' 8" x 11' 1" (3.57m x 3.38m)

Overlooking the attractive rear garden. Ample space for large family dining table. Radiator. Door to kitchen.

KITCHEN

15' 8" x 11' 7" (4.80m x 3.54m)

Well appointed along four sides in woodgrain effect panelled fronts beneath round nosed laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring electric hob with cooker hood above. Integrated oven and grill. Plumbing for washing machine dishwasher. Space for fridge freezer. Plumbing for washing machine. Space for tumble dryer. Breakfast bar recess area. Matching range of eye level wall cupboards. UPVC double glazed door to side. Two windows to rear. Radiator. Door to double garage.

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FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the central landing area. Access to roof space. Radiator. Large airing cupboard housing the hot water cylinder with shelving.

BEDROOM ONE

18' 1" x 10' 7" (5.53m x 3.25m)

An exceptionally spacious principal bedroom with two windows to front. Fitted wardrobe with sliding mirrored doors. Radiator. Door to ensuite shower room.

ENSUITE SHOWER ROOM

Modern white suite comprising low level wc. Vanity wash basin with storage below. Double width shower cubicle with 'Mira' shower above. Wall tiling and acrylic splashback. Window to front. Extractor fan. Chrome heated towel rail.

BEDROOM TWO

11' 7" x 10' 7" (3.54m x 3.24m)

Overlooking the rear garden, a good sized second double bedroom. Fitted wardrobes with central bed recess. Laminate flooring. Radiator.

BEDROOM THREE

11' 2" x 8' 8" (3.41m x 2.66m)

Overlooking the rear garden, a third double bedroom. Laminate flooring. Radiator.

BEDROOM FOUR

8' 8" x 7' 5" (2.66m x 2.27m)

Aspect to rear, a good sized fourth bedroom. Laminate flooring. Radiator.

FAMILY BATHROOM

7' 8" x 5' 6" (2.34m x 1.70m)

Comprising low level wc. Wash hand basin. Panelled bath with shower above. Swivel shower screen. Window to side. Tiled flooring. Full wall tiling. Radiator.

DOUBLE GARAGE

16' 11" x 16' 9" (5.16m x 5.13m)

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

OUTSIDE

REAR GARDEN

A fully enclosed, larger than average rear garden enjoying a good degree of privacy. Beautifully presented shaped area of lawn with inset beds of plants and shrubs.

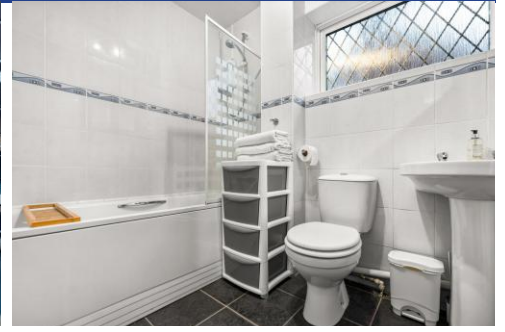
FRONT GARDEN

Wide and long driveway with additional parking over lawned membrane providing parking for approx 6 cars. Additional area of lawn to front.

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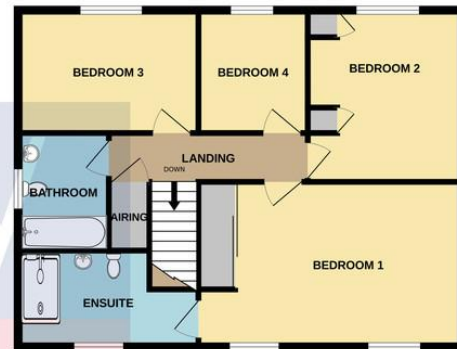


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GROUND FLOOR
1145 sq.ft. (106.3 sq.m.) approx.



1ST FLOOR
674 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA: 1800sq.ft. (167.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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