



447 LLANTRISANT ROAD
ST. FAGANS
CARDIFF CF5 6FP

ASKING PRICE OF
£430,000



DETACHED PROPERTY



TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 1,446 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

**** MODERN FOUR BEDROOM DETACHED
GARAGE AND DRIVEWAY ** NO CHAIN **

A beautifully presented modern four bedroom detached family home built in the popular and sought after area of St. Fagan's. The property comprises entrance hallway, cloakroom, lounge, open-plan kitchen/dining/family room, utility room and study. To the first floor are four bedrooms including principal bedroom with en-suite, and a separate family bathroom. Gas central heating, uPVC double glazing. South facing rear garden comprising of paved patio and lawn. Garage and driveway for two vehicles. EPC Rating: B

ENTRANCE

Entered from Llantrisant Road via paved pathway to front door. Shrub borders.

ENTRANCE HALLWAY

10' 10" x 7' 3" (3.32m x 2.21m)

Entered via double glazed composite door into hallway. Doors to lounge, kitchen/diner, study and WC. Storage cupboard. Stairs to first floor. Radiator.

LOUNGE

16' 5" x 11' 0" (5.02m x 3.36m)

Feature media wall with electric fireplace, shelving with down lighting, and fitted storage cupboards. uPVC double glazed window to front. Two radiators. Door to kitchen/diner.

KITCHEN/DINER

26' 6" x 10' 1" (8.10m x 3.09 (max)m)

An open-plan entertaining space with marble effect flooring throughout. The kitchen is fitted with modern base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Fitted electric oven with gas hob and extractor hood over. Integrated fridge/freezer and dishwasher. Under stair storage cupboard. Two radiators. Two uPVC double glazed windows and French patio doors to rear. Opening to utility room.

UTILITY ROOM

5' 4" x 5' 2" (1.64m x 1.58m)

Fitted base and eye level units with complementary work surfaces. Space for washing machine and tumble dryer. Cupboard housing gas central heating boiler. Marble effect tiled flooring. Extractor fan. Door to single garage.

STUDY

7' 5" x 7' 0" (2.27m x 2.14m)

uPVC double glazed window to front. Radiator.

CLOAKROOM

5' 4" x 2' 9" (1.64m x 0.84m)

Modern low level WC, pedestal wash hand basin, radiator. Tiled splash backs. Extractor fan.

FIRST FLOOR

LANDING

Doors to four bedrooms and family bathroom. Double doors to airing cupboard. Radiator. Loft access.

BEDROOM ONE

12' 7" x 11' 7" (3.84m x 3.54m)

Two uPVC double glazed doors to front. Radiator. Door to en-suite.

ENSUITE

7' 4" x 4' 8" (2.26m x 1.44 (max)m)

Modern low level WC, pedestal wash hand basin and double shower cubicle with mixer shower over. Tiled splash backs. Radiator. Extractor fan.

BEDROOM TWO

14' 2" x 11' 2" (4.32 (max)m x 3.42 (max)m)

uPVC double glazed window to front. Radiator. Storage cupboard.



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BEDROOM THREE

10' 3" x 9' 8" (3.14m x 2.96m)

uPVC double glazed window to rear. Radiator.

BEDROOM FOUR

10' 11" x 9' 2" (3.33m x 2.81m)

uPVC double glazed window to rear. Radiator.

BATHROOM

6' 11" x 5' 6" (2.11m x 1.70m)

Suite comprises; low level WC, pedestal wash hand basin and panelled bath with mixer shower over and glass screen. Radiator. Extractor fan. uPVC double glazed window to rear.

OUTSIDE

REAR GARDEN

A south facing rear garden mainly laid to lawn with boundary wall and fence. Gated access to driveway with parking for two vehicles.

REAR GARDEN

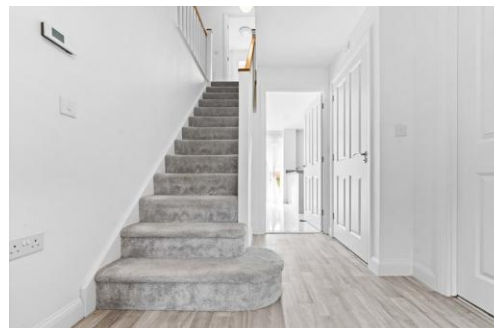
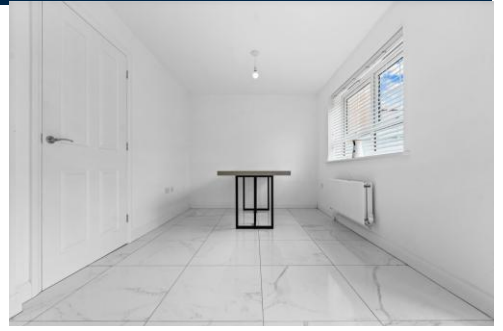
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SINGLE GARAGE

An integral single garage with up and over garage door to rear leading to parking. Storage into roof space. Light and power.



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TOTAL FLOOR AREA: 1446 sq.ft. (134.4 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		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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