



29 WINDSOR CLIVE DRIVE
ST. FAGANS
CARDIFF CF5 6HQ

ASKING PRICE OF
£625,000



DETACHED PROPERTY



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**** FIVE BEDROOM DETACHED FAMILY HOME ** SOUTH FACING REAR GARDEN ****

A spacious, executive, five bedroom detached family house in the sought after exclusive development of Parc Rhydlafar. Entrance hallway, cloakroom, study/sitting room, playroom, large lounge and open plan kitchen/diner and family room. To the first floor are five bedrooms, primary bedroom with ensuite shower room, Jack and Jill ensuite between bedrooms three and four and separate family bathroom with shower over bath. Gas central heating. Double glazed windows. South facing rear garden comprising paved patio and lawn. Lawned garden to front with two car side by side driveway. EPC Rating: tbc

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 2,132 SQ.FT.

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Situated in the increasingly popular suburb of St Fagans set on the sought after Parc Rhydlafar 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

13' 10" x 7' 7" (max) (4.22m x 2.32m)
Approached via a panelled entrance door with double glazed window to upper part leading to the spacious entrance hallway. Staircase to first floor. Radiator.

CLOAKROOM

Comprising low level wc and wash hand basin. Tiled splash back. Obscured glass window to front. Radiator.

SITTING ROOM/STUDY

10' 11" x 10' 5" (3.33m x 3.19m)
Large window overlooking the lawned front garden, a versatile reception. Radiator.

PLAYROOM

17' 3" x 10' 11" (5.27m x 3.33m)
Overlooking the front drive, formally one of the garages but now offering a versatile playroom or home office. Understairs storage cupboard. Fitted window seat. Amtico flooring. Radiator. Door to garage.

LOUNGE

16' 6" x 14' 9" (5.04m x 4.50m)
With french doors opening to the rear garden and additional rear window, an excellent sized primary reception. Feature fireplace. Two radiators.

KITCHEN/DINER AND FAMILY ROOM

25' 2" x 19' 0" (7.69m x 5.81m)
Well appointed along four sides in woodgrain panelled fronts beneath laminate worktop surfaces. Inset 1.5 bowl sink with side drainer. Inset four ring gas hob with concealed cooker hood above and oven below. Additional sink with side drainer. Plumbing for washing machine. Space for tumble dryer. Space for American style fridge freezer. Central breakfast island with granite worktop surface. Tiled splash back. Continuing into the dining and family are with single glazed roof, ample space for seating and dining. Full views of the rear garden. French doors to patio. Amtico flooring. Three radiators. Wall mounted 'Baxi' gas central heating boiler.

FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the central landing area. Large airing cupboard housing the hot water cylinder. Additional large storage cupboard with shelving. Access to part boarded roof space with lighting via drop down ladder. Radiator.

BEDROOM ONE

11' 7" x 11' 2" (3.54m x 3.41m)
Overlooking the entrance approach, a good sized primary bedroom. Range of fitted wardrobes to one side. Radiator. Door to ensuite.

ENSUITE SHOWER ROOM

6' 7" x 6' 2" (2.03m x 1.88m)
White suite comprising low level wc, vanity wash basin with storage below, corner shower cubicle with twin head shower. Wall tiling to splash back areas. Electric shaver point. Obscured glass window to front. Radiator.



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BEDROOM TWO

12' 5" x 9' 8" (3.80m x 2.97m)

Overlooking the quiet close, a second double bedroom. Range of built in wardrobes to one side. Radiator.

BEDROOM THREE

13' 0" x 11' 8" (3.97m x 3.57m)

Aspect to rear, a third double bedroom. Fitted wardrobes to one side. Vanity wash basin with storage below. Radiator. Door to Jack and Jill ensuite.

JACK AND JILL ENSUITE

8' 0" x 5' 5" (2.45m x 1.66m)

White suite comprising low level wc and panelled bath with shower above. Obscured glass window to rear. Tiled splash back. Radiator.

BEDROOM FOUR

10' 5" x 9' 7" (3.20m x 2.93m)

Overlooking the delightful rear garden, a further double bedroom. Fitted wardrobes to one side. Vanity wash basin with storage below. Radiator. Door to Jack and Jill ensuite.

BEDROOM FIVE

9' 8" x 7' 8" (2.97m x 2.36m)

Aspect to rear, a good sized fifth bedroom. Radiator.

FAMILY BATHROOM

7' 1" x 5' 4" (2.16m x 1.64m)

Comprising low level wc, vanity wash basin with storage below, panelled bath with shower above and glass shower screen. Wall tiling to splash back areas. Electric shaver point. Obscured glass window to front. Radiator.

OUTSIDE

REAR GARDEN

Enjoying a south facing aspect with paved patio leading onto an area of lawn with neat borders of decorative stones, plants and shrubs. Majority of the garden is enclosed by a brick wall with one boundary being timber fence. Access to side. Outside tap. Outside lighting.

FRONT GARDEN

With large area of lawn being located in a prominent corner plot. Two car side by side driveway. Pathway to front door. Access to side.

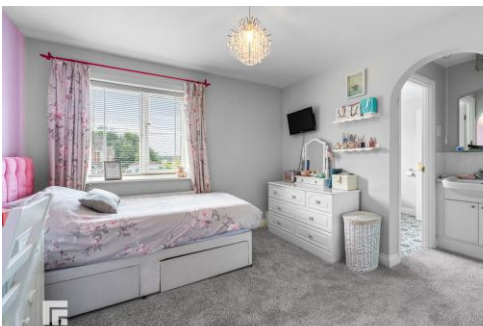
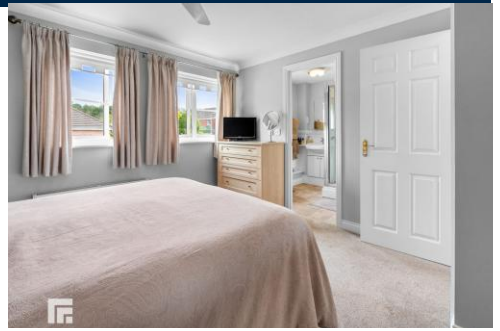
GARAGE

17' 5" x 8' 2" (5.33m x 2.51m)

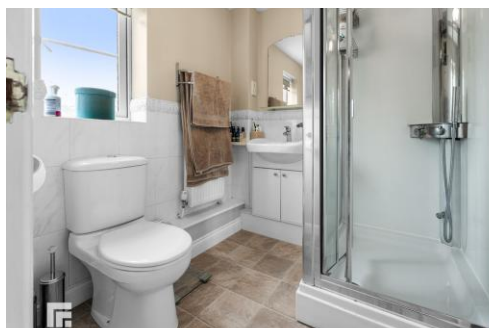
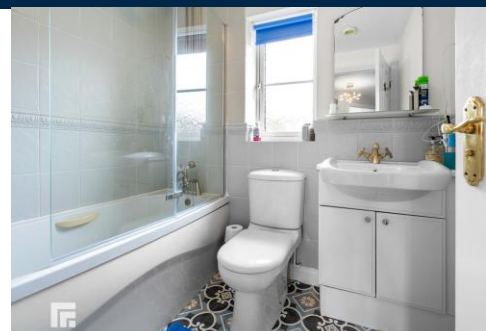
With up and over access door. Power and lighting. Door to main residence.



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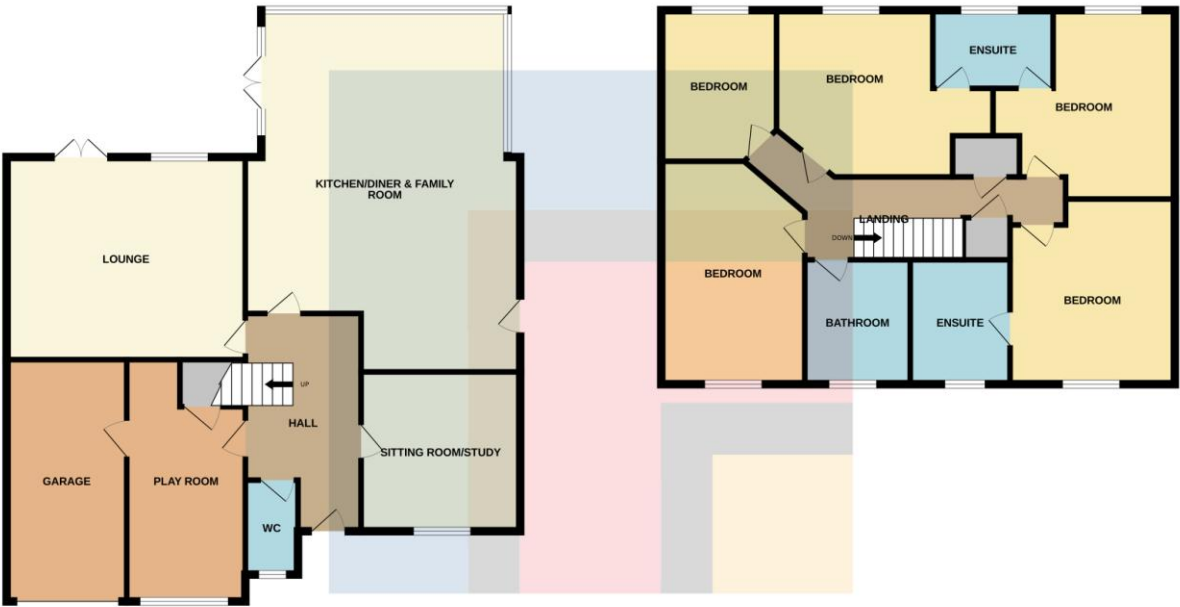
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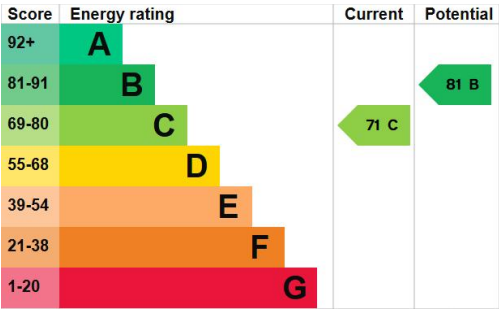
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GROUND FLOOR
1200 sq.ft. (111.5 sq.m.) approx.

1ST FLOOR
932 sq.ft. (86.6 sq.m.) approx.



TOTAL FLOOR AREA : 2132 sq.ft. (198.1 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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