



**10 PRINCE OF WALES DRIVE
ST. FAGANS
CARDIFF CF5 6HG**

ASKING PRICE OF
£625,000



DETACHED PROPERTY



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**** FIVE BEDROOM DETACHED FAMILY HOME **
DETACHED DOUBLE GARAGE ** NO CHAIN ** A**

A beautifully presented, bright and spacious, five bedroom detached family home in the sought after Parc Rhydlafar development, being positioned on a large corner plot, a short walk over the road to the green and play park as-well as local bus route, also being short drive from local amenities. Entrance hallway, cloakroom, large lounge with french doors to the rear garden, spacious dining room, study, modern fitted kitchen and breakfast room with integrated appliances and separate utility room. To the first floor are five bedrooms, primary bedroom with ensuite shower room and there is a separate family bath and shower room. Gas central heating, double glazing. Large south west facing rear garden comprising paved patio and lawn. Lawned garden to front with long and wide driveway leading to the detached double garage. No chain. EPC Rating: C

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

14' 5" x 6' 6" (4.40m x 2.00m)

Approached via a panelled entrance door with windows to either side of front door, leading to the spacious entrance hallway. Staircase to first floor with spindle banister. Under stairs storage cupboard. Quality French Oak wood flooring. Radiator.

CLOAKROOM

White suite comprising low level wc and wash hand basin. Extractor fan. Tiled splash back. Tiled flooring. Radiator.

STUDY

9' 6" x 8' 7" (2.91m x 2.63m)

Overlooking the lawned front garden. Built in storage cupboard with shelving. Quality French Oak wood flooring. Radiator.

DINING ROOM

11' 5" x 10' 8" (3.48m x 3.26m)

Overlooking the entrance approach with windows to front and side, ample space for large family dining table. A versatile reception that could have multiple uses including sitting or play room. Quality French Oak wood flooring. Radiator.

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 1646 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOUNGE

19' 7" x 14' 5" (5.97m x 4.40m)

An excellent sized primary reception with french doors and window to rear garden. Inset stone fireplace with coal effect living flame gas fire. Quality French Oak wood flooring. Two radiators.

KITCHEN AND BREAKFAST ROOM

14' 10" x 12' 1" (4.53m x 3.70m)

A modern 'Wren' fitted kitchen, well appointed along two sides in light grey 'Pebble' coloured high gloss panelled fronts beneath slimline laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with concealed cooker hood above. Integrated eye level 'Bosch' microwave. Integrated half height 'Neff' oven and grill. Integrated fridge freezer. Integrated 'Neff' dishwasher. Matching range of eye level wall cupboards. Windows to rear and side. Ample space for large family breakfast table. Quality LVT flooring. Radiator. Door to utility room.

UTILITY ROOM

6' 2" x 5' 4" (1.90m x 1.63m)

With units and worktop to one side. Inset stainless steel sink with monoblock mixer tap. Plumbing for washing machine. Space for tumble dryer. Wall mounted 'Ideal Logic' gas central heating boiler. Quality LVT flooring. Double glazed door to side path. Radiator.

FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the central landing area. Access to part boarded roof space via drop down ladder. Radiator.

BEDROOM ONE

17' 2" x 10' 7" (max)(5.24m x 3.23m)

An excellent sized primary bedroom with windows to front and side. Fitted wardrobes to one side of entrance approach. Radiator. Door to ensuite shower room.



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ENSUITE SHOWER ROOM

7' 11" x 5' 4" (2.43m x 1.63m)

White suite comprising low level wc, wash hand basin, double width shower cubicle with 'Mira' shower above. Wall tiling to splash back areas. Tiled flooring. Obscured glass window to front. Extractor fan. Recessed spotlights. Electric shaver point. Heated towel rail.

BEDROOM TWO

11' 9" x 11' 5" (3.60m x 3.48m)

An excellent sized second double bedroom overlooking the large rear garden. Built in triple wardrobe to one side. Radiator.

BEDROOM THREE

10' 10" x 10' 9" (max)(3.31m x 3.29m)

Overlooking the delightful rear garden, a good sized third double bedroom. Built in double wardrobe. Radiator.

BEDROOM FOUR

8' 9" x 8' 7" (2.69m x 2.64m)

Aspect to rear, a good sized fourth bedroom which could be used as a double if needed. Radiator.

BEDROOM FIVE

10' 6" x 7' 6" (3.22m x 2.29m)

Overlooking the entrance approach, a good sized fifth bedroom. Radiator.

FAMILY BATH AND SHOWER ROOM

8' 7" x 8' 6" (2.64m x 2.61m)

A sizeable family bath and shower room comprising low level wc, wash hand basin, panelled bath, double width shower cubicle with folding glass doors. Wall tiling to splash back areas. Tiled flooring. Obscured glass window to side. Large airing cupboard housing the hot water cylinder. Extractor fan. Recessed spotlights. Electric shaver point. Heated towel rail.

OUTSIDE

REAR GARDEN

A large south west facing rear garden, beautifully positioned in a corner plot enjoying large paved patio and shaped areas of lawn with inset borders of plants, trees and shrubs. Rear decked relaxation area. Additional raised bed ideal for veg plot. Brick built BBQ stand. Large decorative stone area between the garage and house. Paved pathway to side leading to gate giving access to the front. Enclosed by timber fencing. Outside tap. Outside lights.

FRONT GARDEN

Area of lawn enclosed by hedgerow with central paved pathway leading to front door. Long driveway leading to the detached double garage. Paved pathway from driveway to front porch.

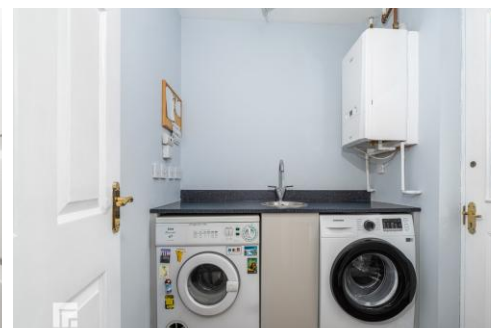
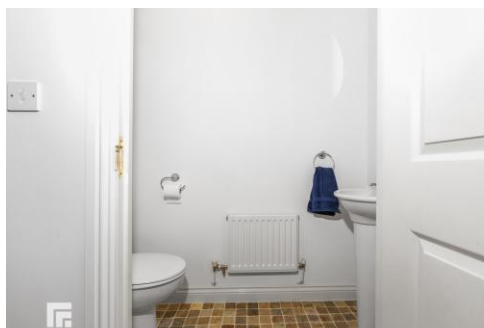
DETACHED DOUBLE GARAGE

18' 2" x 17' 8" (5.55m x 5.41m)

Detached double garage with twin electric up and over access doors. Power and lighting. Door to rear garden.



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GROUND FLOOR
852 sq.ft. (79.1 sq.m.) approx.

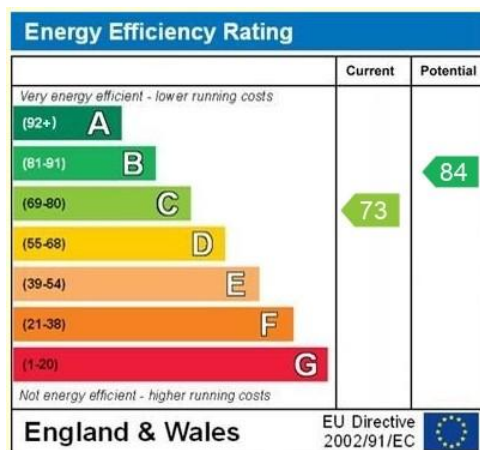


1ST FLOOR
794 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA : 1646 sq.ft. (152.9 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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RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



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