



5 HEOL GWERN EDYDDAN
ST. FAGANS
CARDIFF CF5 6FR

ASKING PRICE OF
£315,000



SEMI- DETACHED PROPERTY



3



1



2



1

****SEMI-DETACHED PROPERTY** THREE BEDROOMS**WELL MAINTAINED REAR GARDEN**** A beautifully presented three bedroom semi-detached property. Entrance hallway, cloakroom, spacious family lounge and modern kitchen/dining room with integrated appliances. To the first floor; master bedroom with en-suite, a second double bedroom, family bathroom and third bedroom. A well maintained rear garden. Driveway with parking for two vehicles. Vendor has secured onward purchase. EPC Rating: B

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 805 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

This family property is situated in the increasingly popular suburb of St Fagans set on the sought after Parc Rhydlyfar 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

ENTRANCE HALLWAY

Entered via a modern, composite door; hallway quality wood effect laminate flooring. Radiator. Stairs with oak hand rail leading to first floor. Doors the living room and WC.

CLOAKROOM

5' 2" x 3' 1" (1.59m x 0.94m)
Modern white suite; low level WC, corner pedestal wash hand basin with chrome mixer tap. Tiled splash-back. Extractor fan. Radiator. Continuation of flooring from hallway.

LOUNGE

16' 0" x 11' 9" (max)(4.88m x 3.59m)
A spacious family lounge. Radiator. uPVC window to front. Door to kitchen/dining room.

KITCHEN/DINING ROOM

14' 11" x 10' 5" (4.55m x 3.18m)
Appointed along two sides, modern, neutral shaker style kitchen with eye and low level cupboards beneath quality wood effect laminate worktops. Stainless steel sink with chrome mixer tap and drainer, integrated four ring gas hob, integrated oven, integrated fridge freezer, integrated washing machine and integrated slimline dishwasher. Ample space for dining room table. Cupboard housing 'Ideal' combi boiler. Quality wood effect vinyl flooring. Large under-stairs storage cupboard. uPVC window to rear. Double French doors opening out into the well maintained rear garden.

FIRST FLOOR

LANDING

Landing area with access to loft space. Built in storage cupboard. Radiator. Doors to all rooms.

BEDROOM ONE

12' 5"(max) x 8' 5" (3.80m x 2.57m)
A good sized master bedroom with space for wardrobes. Radiator. uPVC window to front. Door to en-suite.

ENSUITE

8' 5" (max)x 4' 5" (2.58m x 1.36m)
Modern white suite; low level WC, pedestal wash hand basin with chrome mixer tap, shower cubicle either glass folding screen, and chrome shower. Tiled splash backs. Quality vinyl flooring. Shaving point. Mirrored wall cabinet. Extractor fan. Radiator.

BEDROOM TWO

8' 5" x 8' 5" (to wardrobes)(2.57m x 2.58m)
A second double bedroom. Built in wardrobes. Radiator. uPVC window to rear.

BEDROOM THREE

8' 9" x 6' 2" (2.67m x 1.88m)
A third bedroom. Radiator. uPVC window to front.

FAMILY BATHROOM

5' 6" x 6' 2" (1.69m x 1.89m)
Modern white suite; low level WC, pedestal wash hand basin with chrome mixer tap, bath with chrome mixer tap, glass shower screen and chrome shower. Tiled splash backs. Mirrored wall cabinet. Radiator. Extractor fan. Obscured glass window to rear.

OUTSIDE

REAR GARDEN

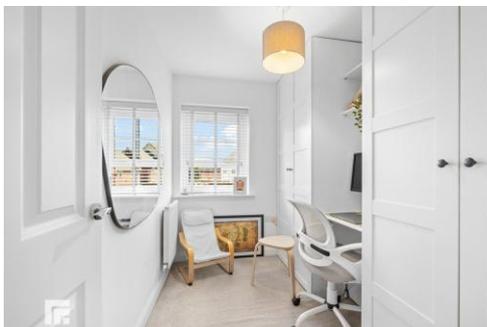
Bordered by a timber fence, paved patio seating area and large area laid to lawn. A further decked seating area. Timber shed. Outside tap. Gate to side for access.

FRONT

Driveway with parking for two vehicles.



5 HEOL GWERN EDYDDAN, ST. FAGANS, CARDIFF CF5 6FR



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GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.

1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 805 sq.ft. (74.8 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		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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