

Cardiff Road

St Fagans, Cardiff CF5 6EB

- Semi Detached Cottage
- Two Bedrooms
- Grade II
- Kitchen/Diner
- Utility Room
- Bathroom
- Charm & Character Throughout
- EPC=D

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Yewtree Cottage is a charming grade II listed semi-detached cottage set in the historic village of St. Fagans. This idyllic home has been beautifully appointed and offers many period features throughout. The garden has been transformed having undergone extensive landscaping by the current owner. The residence offers two bedrooms, a large lounge with wood burning stove, a recently installed four-piece bathroom suite, kitchen/dining room and utility.

St. Fagans is the historic picturesque village situated on the outskirts of Cardiff. Famous for the St. Fagans Natural History Museum, St. Fagans is a popular village with a local eatery and public house, cricket ground and has plenty of countryside walks on the doorstep. Although there is certainly a semi-rural feel, St Fagans has excellent public transport links to Cardiff city centre and the M4 can be easily accessed via Culverhouse Cross and the A4232.

Entrance

Wooden storm porch. Entered via a traditional hardwood door to front into the lounge.

Lounge 15'3 max x 13'4 max (4.65m max x 4.06m max)

Hardwood double glazed cottage box windows to front, two radiators, series of spot lights, power points, recess alcoves with shelving, small storage cupboard housing electric meters and original wooden latch door with stone spiral staircase leading up to the bedroom two. TV points and power points. "Clearview" Pioneer multi-fuel wood burning stove with original stone back and hearth with oak beam. Door leading to kitchen.

Kitchen/Diner 18'7 max x 8'5" max (5.66m max x 2.57m max)

Fitted white "shaker style" kitchen with a range of wall and floor units, inset stainless steel sink unit and drainer with mixer tap. wood effect work tops with white ceramic tiled splash backs, integrated chrome "Samsung" dual oven with electric hob and extractor unit, chrome power points, radiator, built in fridge, space for dining table and chairs, spotlights, stone tiled floor. three hardwood double glazed cottage box windows to rear and side offering natural light and beautiful views of the rear garden, exposed stone walls. Doors to inner hall and utility.

Utility Room 7'2" x 5'5" (2.18m x 1.65m)

Additional wall mounted kitchen units, wood effect work tops, ceramic tiled splash backs, space and plumbing for washing machine and tumble dryer, Integrated freezer, wall mounted



boiler, radiator, tiled floor and hardwood stable doors with inset square cottage window to rear garden.

Inner Hall

Stairs to first floor with wooden hand rail and spindles, radiator, door to bathroom, double glazed hardwood cottage box window to the side.

Bathroom 8'11 max x 5'11max (2.72m max x 1.80m)

Recently refurbished bathroom in an antique style, keeping with the history of the cottage. Comprising of bath with mixer tap and shower head attachment, large pedestal wash hand basin and w/c.

Fitted wall lights into recess, Corner shower cubicle with a drench rain drop shower head and separate shower head attachment with glass sliding doors, radiator and heated towel rail. Spotlights and a double glazed obscure wooden window to front with fitted shutters. Part tiled walls and stone flooring.

Bedroom One 13'4 x 9'1" (4.06m x 2.77m)

Accessed via inner lobby stairs. Wooden double glazed box cottage window to the side with shutters and double glazed wooden original window to the rear. Radiator, pitched ceiling with exposed beams and varnished wooden floorboards. T.v point.

Bedroom Two/Study 13'4" max x 7' (4.06m max x 2.13m)

Access from the original stone spiral staircase from lounge with traditional hardwood double glazed box cottage windows to front and hardwood Velux sky light window offering plenty of natural light, radiator, stripped and varnished floorboards and pitched ceiling with exposed beams. T.v point.

OUTSIDE

Rear Garden

Cottage garden which is enclosed with wooden sleepers and privacy trellis. The rear garden also wraps around to the front and side. Partly laid to lawn with stone paved path leading to the side. Stone chipping sitting area. Raised flower borders and vegetable box. Timber frame storage shed and wood store. Outside tap. Outside Coach light. Wooden frame "Pavillion" Summer house with French doors opening on to the beautiful garden and the stone chipping sitting area. The summer house also offers power (9'10" x 5'9"). Cottage flowers and Perennials have been planted behind

the wooden sleepers in keeping with the cottage style garden.

Side Garden

Continuation of a side lawn area and stone paved patio. Further raised flower borders with wooden sleepers. Trellis and wrought iron gate leading out to the front.

Front Garden

Plum Slate chippings. Raised flower borders with wooden sleepers. Mature shrubs, lavender and cottage flowers. Wooden picket gate and stoned paved path leading to the front door. Low rise period stone wall to the front. Front garden wraps around to the side and rear garden. Outside coach light.

