

Maes Y Gad

St. Fagans, Cardiff CF5 6DQ

- Semi-Detached House
- Three Bedrooms
- Lounge/Diner & Sitting Room
- Fitted Kitchen
- Bathroom & En-Suite
- Private Rear Garden
- Off Street Parking
- EPC = D

Guide price £345,000

www.hern-crabtree.co.uk



A charming and tastefully presented end of terrace house set in the historic village of St. Fagans, and is a few minutes stroll from the castle entrance to St Fagans museum. This idyllic home has been beautifully appointed and transformed by the current owners and the accommodation briefly comprises: Entrance Hall, Fitted Kitchen, Utility Room, Sitting Room and Lounge/Diner to the ground floor. To the first floor are Three Bedrooms with an En-Suite to the Master and a Contemporary Fitted Bathroom Suite. The property further benefits from a private rear garden, a quarter garage for storage and off street parking to the front. 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

Entered via double glazed composite front door, stairs rising to the first floor with storage cupboard and concealed meters, radiator, tiled flooring.

Utility Room 7'6 x 5'2 (2.29m x 1.57m)

Half double glazed door leading out to the rear garden, wall and base units with spaces for washing machine and a tumble dryer, stainless steel sink and drainer, baxi boiler, radiator, tiled flooring, door to:

Cloakroom

Fitted with a w.c and wash hand basin with tiled splash back, radiator, tiled flooring.

Kitchen 9'9 x 9'4 (2.97m x 2.84m)

Double glazed wood windows to the front, kitchen fitted with a range of wall and base units with work tops over, space for a gas cooker, cooker hood above, one and a half ceramic sink and drainer with mixer tap, space for fridge/freezer, integrated slimline dishwasher, tiled flooring, radiator, coved ceiling.

Lounge/Diner 19'2 max x 12'5 max (5.84m max x 3.78m max)

Double glazed wood window to the side, french doors leading out to the rear garden and glazed wood windows to the rear, coved ceiling, oakwood flooring, two radiators.

Sitting Room 8'1 x 13'4 (2.46m x 4.06m)

Half double glazed pvc door to the rear, matching window to the



rear, TV point, radiator, oakwood flooring, door to quarter garage.

Quarter Garage

Suitable for storage.

First Floor Landing

Stairs rising from entrance hall with wooden handrail and spindles, double glazed wood window to the front, access to loft space, radiator, linen cupboard.

Bedroom One 12'6 x 9'6 (3.81m x 2.90m)

Double glazed wood window to the front, radiator, fitted

wardrobes, coved ceiling, door to:

En Suite Shower Room

Fitted with shower cubicle with electric shower, wash hand basin and w.c, part tiled, tiled flooring, extractor fan, double obscure glazed window to the side.

Bedroom Two 9' x 10'9 (2.74m x 3.28m)

Double glazed window to the rear, radiator, fitted wardrobes.

Bedroom Three 9' x 6'11 (2.74m x 2.11m)

Double glazed window to the front, radiator.

Bathroom

Fitted with a three piece suite in white comprising free standing claw feet bath with shower over and glass splashback screen, w.c and vanity wash hand basin, mirrored cabinet, extractor fan, chrome heated towel rail, part tiled walls, tiled flooring, double obscure glazed window to the rear.

Rear Garden

Enclosed rear garden with high stone wall, astro turf lawn, patio area, raised stone borders with mature shrubs, trees and flowers, outside light.

Outside Front

Key block driveway, part lawn, stone chippings, mature hedge and shrub borders, outside light, low rise stone wall.

Tenure

We have been advised by the seller that the property is freehold.

