

Cresta Grove

St. Fagans, Cardiff CF5 6HS

- Detached Family Home
- Four Bedrooms
- Three Reception Rooms
- Kitchen/Diner
- Bathroom & En-Suite
- Generous L Shaped Garden
- Off Street Parking & Garage
- EPC = D

Guide price £435,000

www.hern-crabtree.co.uk



A superb exclusive detached family home occupying a corner plot in a small gated development in St Fagans. Cresta Grove can be found tucked off Michaelston Road and is easily identified by its black double electric gates at the entrance. The property boasts spacious accommodation and briefly comprises: Entrance Hall, Lounge, Sitting Room, Dining Room, Open kitchen/ Breakfast Area and a Cloakroom to the ground floor. To the first floor are Four Bedrooms with an En-Suite to the Master and a Family Bathroom. The property further benefits from a generous L shaped rear garden, along with off street parking and a double garage. St fagans is located within close proximity to Culverhouse Cross, there are a good selection of amenities and 24hour grocery stores along with excellent M4 access and link road to Cardiff city centre. Internal viewings are a must!

Entrance

Entered via wood front door with matching double glazed wood window to the side, radiator, luxury vinyl flooring, stairs rising to the first floor, door to:

Cloakroom

Double obscure glazed window to the side, radiator, w.c and wash hand basin, luxury vinyl flooring.

Lounge 15'10 x 11'10 (4.83m x 3.61m)

Double glazed pvc patio french doors leading out to the rear garden, coved ceiling, radiator, fireplace with stone surround, Sky and TV point, luxury vinyl flooring.

****please note that the fireplace insert may differ and has been altered via photoshop for illustrative purposes***. We would advise buyers to check the fireplace cosmetically prior to exchange of contracts.

Sitting Room 11'11 max x 14'3 max into bay (3.63m max x 4.34m max into bay)

Double glazed wood bay window to the front, radiator, sky TV point, french wood doors to the hallway.

Dining Room/Home Office 7'1 x 9'7 (2.16m x 2.92m)

Double glazed wood window to the front, radiator, loft access.

Kitchen 14'10 max x 15'1 max (4.52m max x 4.60m max)

Double glazed wood window to the rear and the side, kitchen is fitted with a range of wall and base units with work tops over and



lighting under the cupboards, four ring gas hob with stainless steel splashback and cooker hood above, integrated oven and grill, integrated AEG dishwasher, integrated fridge and integrated freezer, single bowl sink and drainer, radiator, luxury vinyl flooring, archway to:

Utility Room 5'2 x 10'7 (1.57m x 3.23m)

Half double obscure glazed wood door to the garden, plumbing for washing machine, space for additional appliance, wall and base units, stainless steel sink, gas boiler, radiator, continuation of luxury vinyl flooring.

Landing

Stairs rising from entrance hall with wooden handrail and spindles, access to loft space, airing cupboard housing the hot water immersion tank.

Bedroom One 12'11 max x 14'11 max (3.94m max x 4.55m max)

Double glazed wood windows to the front, radiator, fitted wardrobes, door to:

En Suite Shower Room

Fitted with a double shower cubicle with plumbed shower, w.c and wash hand basin, shaver point, radiator, extractor fan, part tiled walls, vinyl flooring, double obscure glazed wood window to the front.

Bedroom Two 11'6 x 12' (3.51m x 3.66m)

Double glazed wood window to the front, radiator, fitted wardrobes.

Bedroom Three 11'4 max x 8'10 max (3.45m max x 2.69m max)

Double glazed wood window to the rear, radiator.

Bedroom Four 8'10 max x 9'3 max (2.69m max x 2.82m max)

Double glazed wood window to the side and the rear, radiator.

Bathroom 10'1 max x 5'6 max (3.07m max x 1.68m max)

Double obscure glazed wood window to the rear, fitted with bath with mixer tap, wash hand basin and w.c, shaver point, radiator, extractor fan, part tiled walls, vinyl flooring.

Rear Garden

Enclosed rear garden by timber framed fencing, patio, raised decking, mature trees and shrubs, lawn area,

Double Garage

A double garage with up and over door to front and power.

Front

Gated entrance with driveway for two to three vehicles, outside lighting.

Tenure & Maintenance

We have been advised by the seller that the property is freehold. Maintenance charges £75 pcm for the upkeep of land and gate

