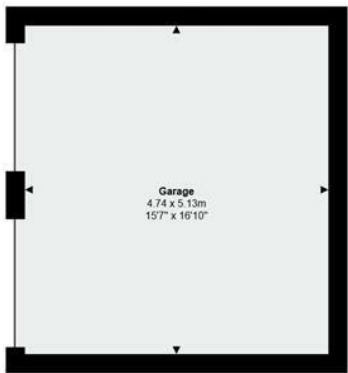
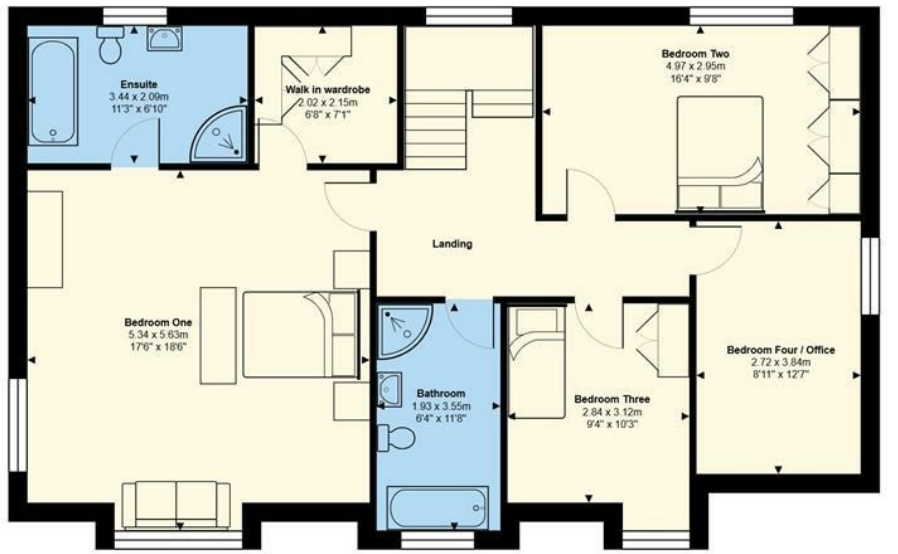
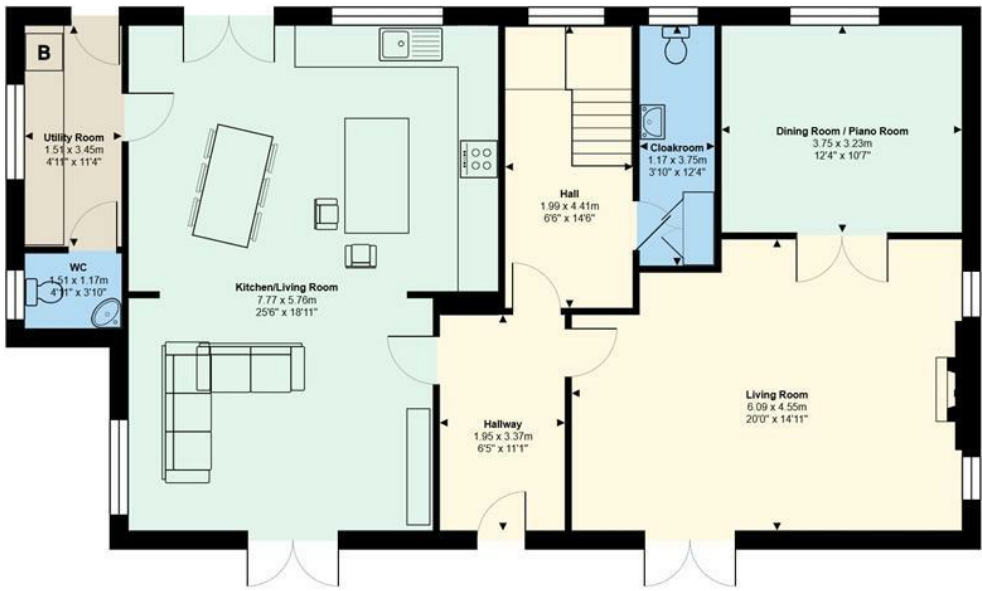


Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR



ST. FAGANS



Llys Y Coed, St Fagans, Cardiff
Total Area: 208.0 m² ... 2238 ft²
(Excluding Garage - 2,500 sqft inc.)
All measurements are approximate and for display purposes only



A fantastic, well presented family home with many features and benefits. Three receptions and four bedrooms with the main bedroom benefitting from its own ensuite bathroom and walk in dresser. The property has south facing gardens with a summerhouse with power, lighting & high speed internet access. The property also features a good size detached double garage, and a driveway with parking for several vehicles.
Comments by - Mr Julian Preston



ST. FAGANS, CF5 6DW - ASKING PRICE - £800,000



4 Bedroom(s)



2 Bathroom(s)



2238.00 sq ft

Nestled in the charming village of St. Fagans, Cardiff, this exquisite, detached residence offers a perfect blend of modern living and traditional elegance. Spanning an impressive 2,238 square feet, the property boasts four spacious bedrooms and three inviting reception rooms, providing ample space for both relaxation and entertaining. As you enter the property, you are greeted by a sense of warmth and sophistication. The high specification kitchen is a true highlight, featuring quality appliances that will delight any culinary enthusiast. The open layout allows for seamless interaction between the kitchen and the living room, making it an ideal space for family gatherings or hosting friends. The landscaped south-facing rear gardens are a tranquil retreat, complete with a charming summer house that is equipped with power, lighting, and hard-wired internet access. This versatile space can serve as a home office, a playroom, or simply a peaceful spot to unwind while enjoying the beauty of the outdoors. For those with multiple vehicles, the property offers generous parking for several larger style vehicles, along with a double detached garage, ensuring convenience and security. This residence is not just a house; it is a home that promises comfort, style, and a lifestyle of ease. With its prime location in St. Fagans, you will find yourself surrounded by picturesque scenery and a welcoming community, all while being just a short distance from the vibrant city of Cardiff. This property is a rare find and is sure to attract discerning buyers seeking a distinguished living experience.

PROPERTY SPECIALIST

Mr Julian Preston
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Senior valuer



Hallway

3.35m x 1.96m (11'12" x 6'5")
A welcoming entrance hallway with doors leading to the living area, lounge and inner hallway. Porcelain tiled flooring and smooth plastered walls and ceiling.

Lounge

6.10m max x 4.55m max (20' max x 14'11" max)
A warm and inviting reception room with smooth plastered walls and a coved ceiling with carpeted flooring. The north facing French doors open and overlook the lawned front gardens and gated entrance to the property. There is an open solid fuel fireplace for those cold winter nights with windows either side as well as a thermostatic temperature control which can be linked to the internet and operated by a phone app.

Dining Room/Piano Room

3.76m x 3.23m (12'4" x 10'7")
A comfortable dining room with smooth plastered walls and coved ceiling and carpeted flooring. A south facing window overlooks the rear gardens.

Kitchen, Dining & Living Room

7.77m x 5.77m max (25'6" x 18'11" max)
Open plan area and offers a real sense of space, perfect for modern living. French windows to the front, north facing elevation overlooking the front gardens and gated entrance. Smooth plastered walls and coved ceiling with porcelain floor tiles. A high specification fitted kitchen finished in high gloss walnut complete with island which has plenty of storage options and is fitted with Silestone quartz worktops. There are high end integrated appliances including a fridge/freezer, dishwasher, induction hob and recessed sink with drainer. The kitchen has under unit lighting as well as plinth lighting illuminating the porcelain tiled floor. The walls are all smooth plastered with coved ceiling and there is a window which overlooks the rear garden. Main gate intercom security control with open/close indicator. French windows open to the south facing rear gardens and a door leads to the utility room.

Utility

3.45m x 1.52m (11'4" x 5')
A range of base units complete with sink with a window to side. Cupboard houses the boiler and doors to either end lead to garden and W.C.

W.C.

1.50m x 1.17m (4'11" x 3'10")
Fitted with a low level W.C and wash hand basin. Window to side.

Inner Hallway

4.42m x 1.98m (14'6" x 6'6")
Staircase with tempered glass balustrade with solid ash handrails lead to the first floor with a window overlooking the south facing rear gardens. There is a door which leads to the ground floor cloakroom.

Cloakroom

3.76m x 1.17m (12'4" x 3'10")
A spacious cloakroom with fitted cloaks cupboard, a low level W.C and wash hand basin. Window to rear elevation.

Landing

Tempered glass balustrade with solid ash handrails. Internal doors leading to all bedrooms and family bathroom. Window on half landing overlooking the south facing rear gardens. The well insulated loft space is boarded in parts and offers extensive storage.

Bedroom One

5.64m x 5.33m (18'6" x 17'6")
An excellent sized master bedroom enhanced by a sofa sized alcove, its own walk-in wardrobe and an ensuite bathroom. Ceiling fan with light operated via a remote control. Dual aspect windows overlooking the front gardens with views of St Fagans Castle and The Garth as well as having a further window. Two eaves storage cupboards with lighting.

Walk In Wardrobe

2.16m x 2.03m (7'1" x 6'8")
An excellent feature with built-in airing cupboard with hanging rails and shelving. Large capacity hot water tank with three-way options of solar, boiler and electric immersion. This area accommodates multiple hanging rails and shelves and there is plenty of space for additional drawers.

Ensuite Bathroom

3.35m x 2.08m (11'32" x 6'10")
Fitted with a four piece bathroom suite comprising a bath, low level W.C, wash hand basin and a separate shower. Heated towel rails. Window to rear elevation.

Bedroom Two

4.98m x 2.95m (16'4" x 9'8")
Fitted with built in wardrobes with mirror doors. Window overlooking the south facing gardens. Colour matched dressing table and bedside drawers.

Bedroom Three

3.12m x 2.84m (10'3" x 9'4")
Fitted with an integrated wardrobe. Window to front overlooking the front garden. Eaves storage cupboard with lighting.

Bedroom Four

3.84m x 2.72m (12'7" x 8'11")
Currently used as a home office and has a wired internet connection and intercom with main gate control and open/closed indicator. Large eaves storage cupboard with lighting. Window to side elevation.

Bathroom

3.56m x 1.93m (11'8" x 6'4")
Fitted with a four piece suite comprising a bath, low level W.C, wash hand basin and shower. Window to front elevation.

Double Garage

5.13m x 4.75m (16'10" x 15'7")
A good sized double garage with dual electrically operated roller shutter style doors and a resin-bonded floor. Loft area which is boarded for storage and has a pull down ladder. External mains outlet.

Summer House

Located to one side of the garden this summerhouse makes an ideal office away from the main residence. Constructed in wood with insulated ceiling and double glazed windows and doors. It has been recently re-roofed. Complete with power and lighting and benefits from a hard wired internet connection making working from home a breeze.

Front Gardens, Driveway And Side Access

Entered via a set of electrically operated main gates with control panels in the office, living room and upstairs landing. Tarmac driveway provides ample parking for several vehicles. Exterior lighting. Refuse storage area. Warm water shower with glass canopy. Two side gates offer access to the rear garden.

Rear Garden

A good sized, landscaped south facing garden with dual high power flood lights illuminating the whole garden in the evenings. Wooden fenced and shrubbed borders. All access areas to the sides and rear of the house are resin bonded. Raised border edging and pathways in the grassed areas are of natural stone. Wood storage located behind summerhouse. Outside water tap. Outside power point. Additional well-maintained and discreetly positioned outhouses provide storage and workshop space.

EPC

To be confirmed

Construction

Traditional brick and block construction. Rendered.

Council Tax

Band H

Internet Speed & Mobile signal

Up to 1800 Mbps is available via fibre to premises. Mobile reception is available.

Utilities

Mains water, electricity and gas. Sewerage is provided by an independant underground water treatment plant.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 