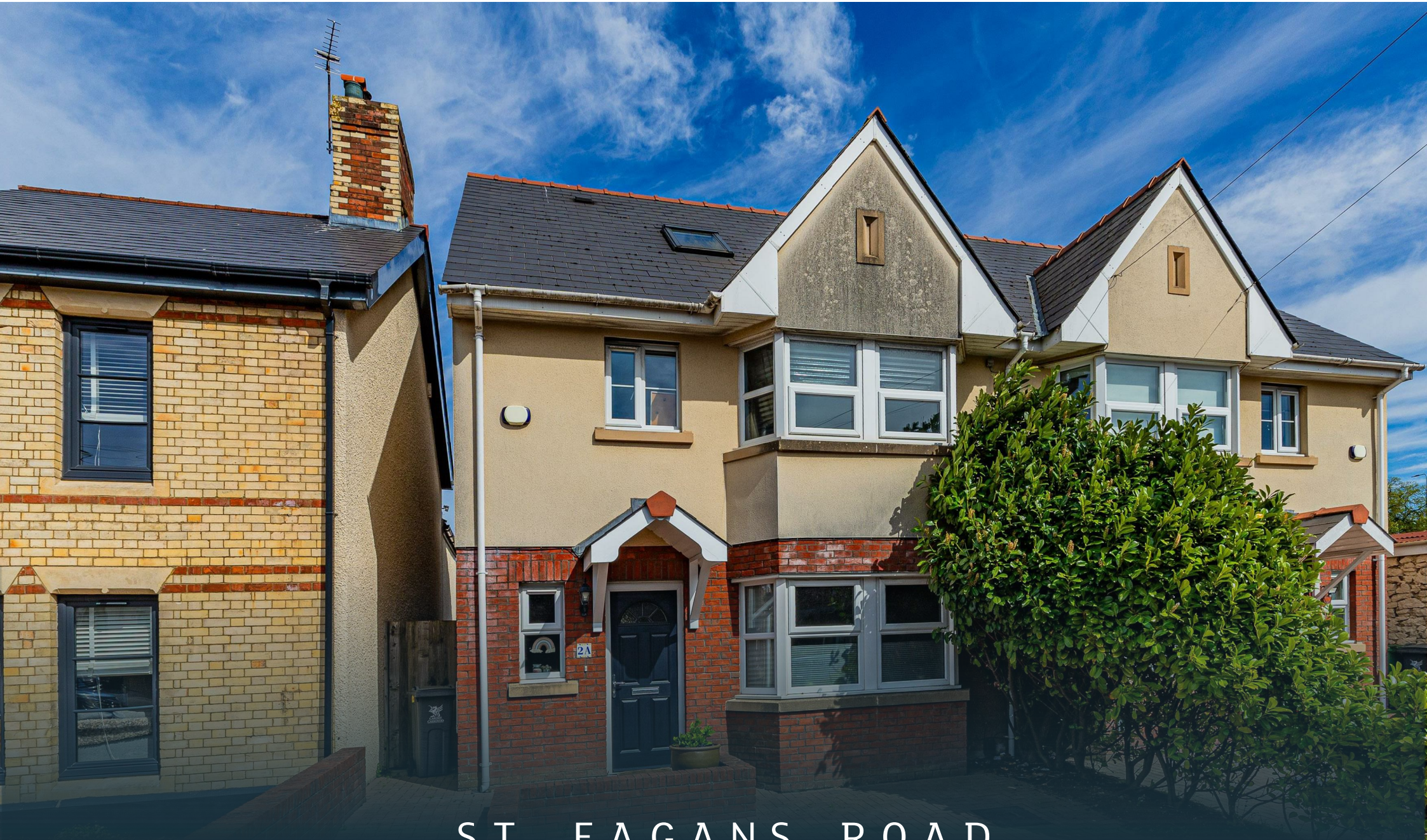


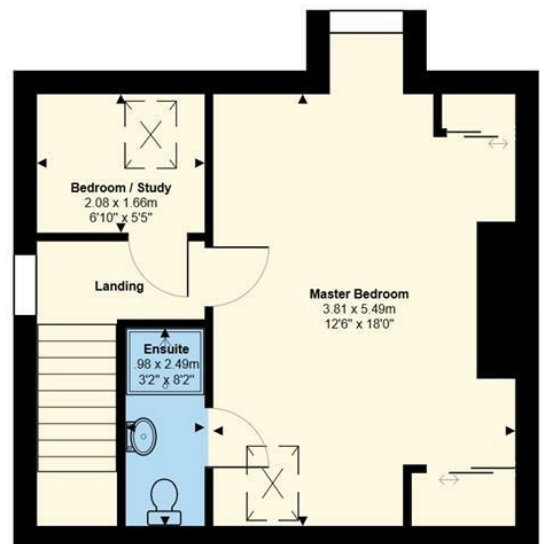
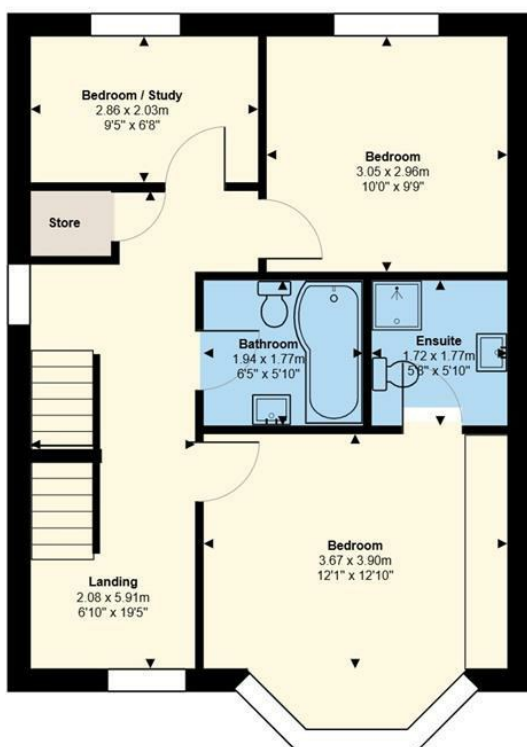
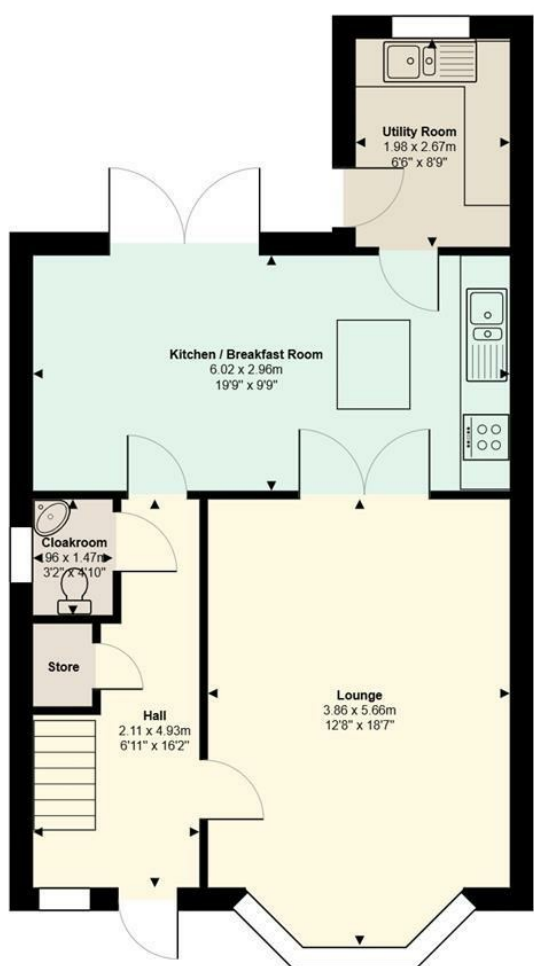
Jeffrey Ross

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS



ST. FAGANS ROAD  
FAIRWATER









If your looking for a property able to accommodate the larger family this property could be for you. With five bedrooms, three bathrooms, lounge, kitchen/breakfast room, utility and ground floor cloakroom there is a lot to offer. A low maintenance garden and driveway parking this could be your next home.

Comments by - Mr Julian Preston



## ST. FAGANS ROAD

FAIRWATER, CF5 3AJ - ASKING PRICE - £400,000



5 Bedroom(s)



3 Bathroom(s)



1528.00 sq ft

Nestled on the charming St. Fagans Road in Cardiff, this impressive five-bedroom semi-detached house offers a perfect blend of space and comfort for modern family living. Spanning an ample 1,528 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests.

The heart of the home features a spacious lounge, providing a warm and welcoming atmosphere. The well-appointed family bathroom, along with two convenient ensuites, ensures that there is ample space for everyone to enjoy their own privacy. Additionally, a ground floor cloakroom adds to the practicality of the layout, making daily routines effortless. The property is complemented by driveway parking for two vehicles, a valuable asset in this sought-after area. With its generous bedrooms and thoughtfully designed living spaces, this home is perfect for families seeking both comfort and convenience.

St. Fagans Road is well-regarded for its community spirit and proximity to local amenities, making it an ideal location for those looking to settle in Cardiff. This semi-detached house presents a wonderful opportunity to create lasting memories in a delightful setting. Don't miss your chance to view this exceptional property.

### PROPERTY SPECIALIST

**Mr Julian Preston**  
02920 499 680  
julian@jeffreyyross.co.uk  
Senior valuer





**Hall**  
4.93m x 2.11m max (16'2" x 6'11" max)

**Lounge**  
5.66m x 3.86m (18'7" x 12'8")

**Kitchen/Breakfast**  
6.02m x 2.97m (19'9" x 9'9")

**Utility**  
2.67m x 1.98m (8'9" x 6'6")

**Cloakroom**  
1.47m x 0.97m (4'10" x 3'2")

**Landing**  
5.92m x 2.08m max (19'5" x 6'10" max)

**Bedroom**  
3.91m max x 3.68m max (12'10" max x 12'1" max)

**Ensuite**  
1.78m x 1.73m (5'10" x 5'8")

**Bedroom**  
3.30m x 2.97m (10'10" x 9'9")

**Bedroom/Office**  
2.87m x 2.03m (9'5" x 6'8")

**Bathroom**  
1.96m x 1.78m (6'5" x 5'10")

**Second Floor Landing**

**Master Bedroom**  
5.49m x 3.81m (18' x 12'6")

**Ensuite**  
2.49m x 0.97m (8'2" x 3'2")

**Bedroom/Study**  
2.08m x 1.65m (6'10" x 5'5")

**Front Driveway**  
A block paved driveway with incline gradient access to front door and parking available for two vehicles.

**Rear Garden**  
A low maintenance rear garden with wooden fence boundaries. Area laid with flint chippings. Paved patio seating area under canopy.

**Tenure**  
We have been advised by our seller clients that the property is Freehold, your legal representative should confirm this.

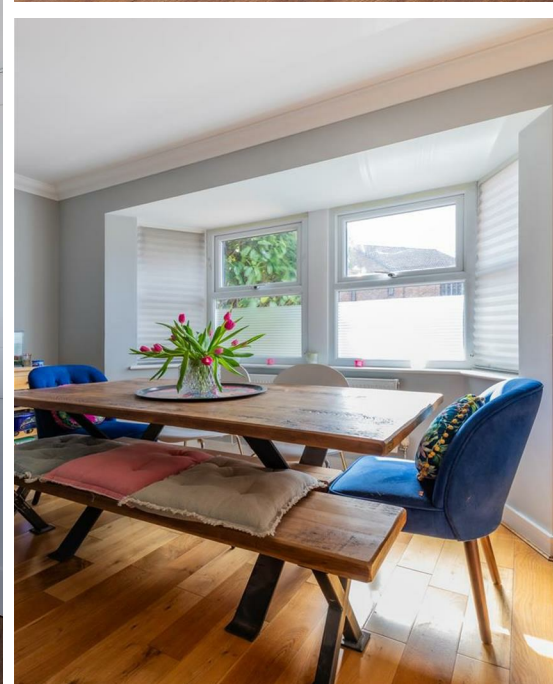
**EPC**  
Rated C

**School Catchment**  
My English medium primary catchment area is Fairwater Primary School (year 2024-25)  
Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed. Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.  
My English medium secondary catchment area is Cantonian High School (year 2024-25)  
My Welsh medium primary catchment area is Ysgol Gymraeg Coed-Y-Gof (year 2024-25)  
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.  
My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr (year 2024-25)

**Council Tax**  
Band E

**Mobile & Broadband**  
Voice calls over the four main providers and broadband speed is 1800 Mbps





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	80	
(69-80) C		
(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	











