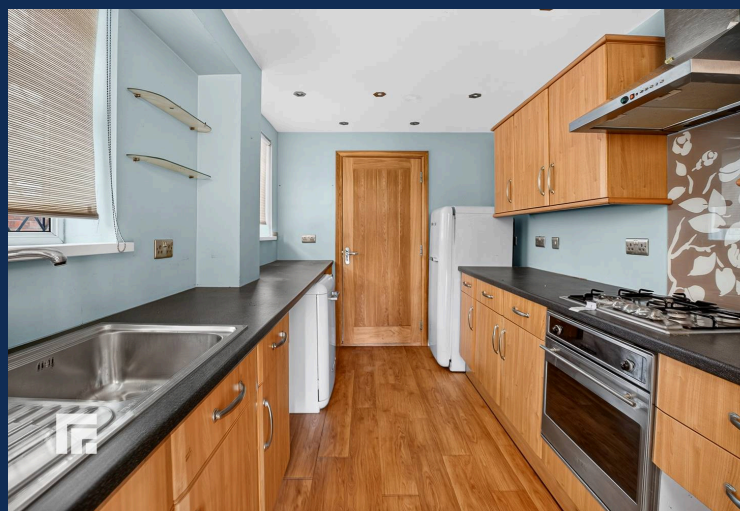




253 St. Fagans Road, Cardiff

£325,000 Freehold

A four bedroom, detached property in need of improvements. Entrance hallway, lounge, cloakroom, reception room and dining room through to kitchen. To the first floor; Primary bedroom with potential for en-suite, three further bedrooms and family bathroom. Rear garden. Driveway. EPC Rating: D

Council Tax band: TBD

Tenure: Freehold

Entrance Hallway

Radiator, doors to all rooms, easy rising staircase to first floor.

Lounge

13' 10" x 11' 0" (4.22m x 3.36m)

A good size sitting room. Double glazed window to front. Radiator.

Reception Room

8' 11" x 8' 0" (2.71m x 2.44m)

Double glazed window to rear. Radiator

Dining Room

11' 1" x 9' 11" (3.39m x 3.03m)

Ample space for dining table. Radiator. Bi-folding doors to rear.

Kitchen

13' 10" x 7' 9" (4.21m x 2.36m)

Appointed along two sides a range of wall and base units underneath laminate worktop. Four ring gas hob burner with cooker hood over. Stainless steel sink with chrome mixer tap. Plumbing and recess for appliances. Two double glazed window to side. Door to garage.

Cloakroom

Low level WC, vanity hand wash basin with chrome mixer tap.

First Floor Landing

Doors to all rooms. Radiator.

Bedroom One

13' 8" x 9' 11" (4.17m x 3.02m)

A generous size main bedroom. Double glazed window to front. Door to:

En-suite

6' 9" x 5' 11" (2.07m x 1.80m)

Double glazed opaque window to side.

Bedroom Two

13' 9" x 9' 0" (4.18m x 2.75m)

A good size second bedroom. Double glazed window to front. Radiator

Bedroom Three

10' 11" x 8' 11" (3.34m x 2.73m)

Double glazed window to rear. Radiator.

Bedroom Four

10' 0" x 8' 0" (3.05m x 2.44m)

Double glazed window to rear. Radiator.

Family Bathroom

6' 2" x 5' 9" (1.88m x 1.74m)

A white suite comprising of pedestal wash hand basin and chrome mixer taps, panelled bath with electric shower over, low level WC. Double glazed opaque window to side.

Additional Information

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

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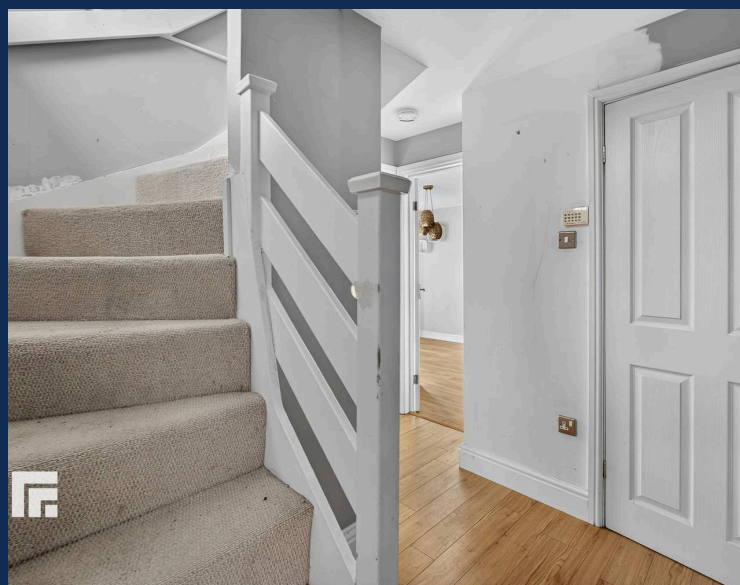
Bedroom Two

13' 9" x 9' 0" (4.18m x 2.75m)

A good size second bedroom. Double glazed window to front. Radiator

Bedroom Three

10' 11" x 8' 11" (3.34m x 2.52m)





REAR GARDEN

Bordered by a brick wall and timber fence, a good size rear garden. Timber gate to side for access.

FRONT GARDEN

Laid to lawn with driveway for up to two vehicles. Timber gate for side access to rear.

GARAGE

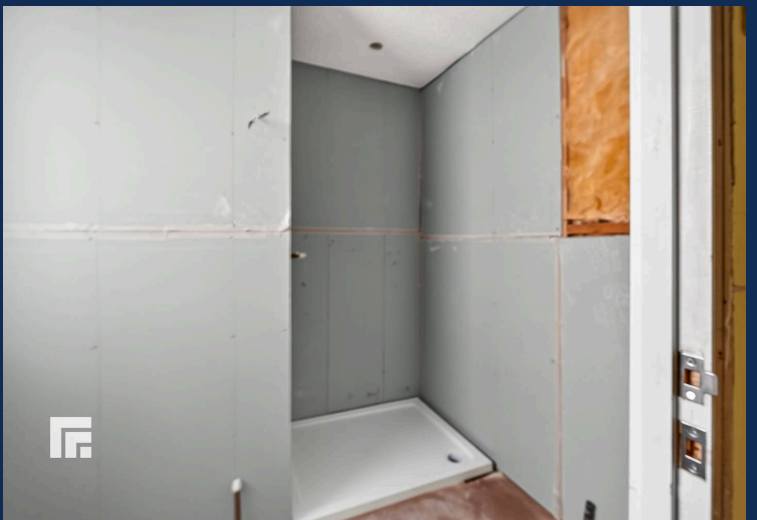
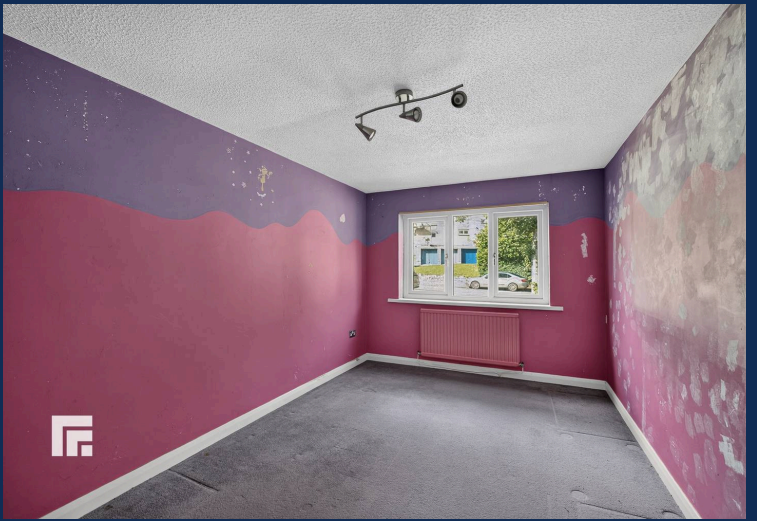
Single Garage

Single garage with power and lighting. Integral door leading into kitchen.

DRIVEWAY

2 Parking Spaces

Space for up to two vehicles.



RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South
Glamorgan, CF15 8AA



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