





1 Wern Migna, St. Fagans

£495,000 Freehold

An immaculately presented, four bedroom detached property in a sought after location. A welcoming entrance hallway, spacious family lounge, sitting room, WC, kitchen and utility room. To the first floor; primary bedroom with en-suite, two further double bedrooms, family bathroom and fourth bedroom. A well manicured, landscaped rear garden. Garage and driveway. EPC rating: TBC

Council Tax band: F

Tenure: Freehold

Entrance hallway
Entered via a wooden door, a welcoming hallway. Radiator. Wooden spindled staircase to first floor. UPVC window to front. Doors to all rooms.

Lounge
18' 8" x 11' 5" (5.69m x 3.49m)
A spacious family lounge. Stone fireplace and hearth with electric fire. Quality laminate wood affect flooring. Radiator. UPVC window to front. Double French doors opening into the rear garden.

Sitting Room
11' 9" x 10' 6" (3.59m x 3.20m)
A second reception room. Quality wood effect laminate flooring. Radiator. UPVC window to front.

Cloakroom
8' 0" x 3' 7" (2.43m x 1.08m)
White suite; low level WC, pedestal wash hand basin with twin chrome taps. Radiator. Obscured glass window to side.

Kitchen
11' 7" x 9' 4" (3.52m x 2.84m)
Appointed along two sides, eye and low level cupboards beneath laminate worktops surfaces, stainless steel 1.5 bowl sink with chrome mixer tap and side drainer, integrated four ring gas hob and extractor hood, integrated double oven/grill, integrated dish washer and integrated fridge/freeze. Tiled splashbacks and flooring. Spotlights. Radiator. UPVC window to rear. Door to utility room.

Utility Room
7' 1" x 5' 5" (2.15m x 1.65m)
Appointed along one side with low level cupboard, plumbing for washing machine and space for tumble dryer. Stainless steel sink with chrome mixer tap and side drainer. Tiled splashbacks and flooring. Extractor fan. Radiator. Door opening into rear garden.

First Floor Landing
Built in cupboard housing 'Worcester' combi boiler. Radiator. Access to loft. UPVC window to front. Doors to all rooms.

Bedroom One
11' 3" x 10' 9" (3.43m x 3.27m)
A spacious primary bedroom. Built in wardrobes to one side. Radiator. Door to en-suite.

Ensuite
6' 7" x 4' 6" (2.01m x 1.38m)
White suite; low level WC, pedestal wash hand basin with twin chrome taps, shower cubicle with chrome shower and glass sliding shower door. Shaving point. Radiator. Spotlights. Tiled splashbacks. Extractor fan. Obscured glass window to rear.

Bedroom Two
10' 9" x 9' 9" (3.27m x 2.96m)
A second double bedroom. Built in wardrobes to one side. Radiator. UPVC window to front.

Bedroom Three
11' 5" x 9' 5" (3.48m x 2.88m)
A third double bedroom. Radiator. UPVC window to front.

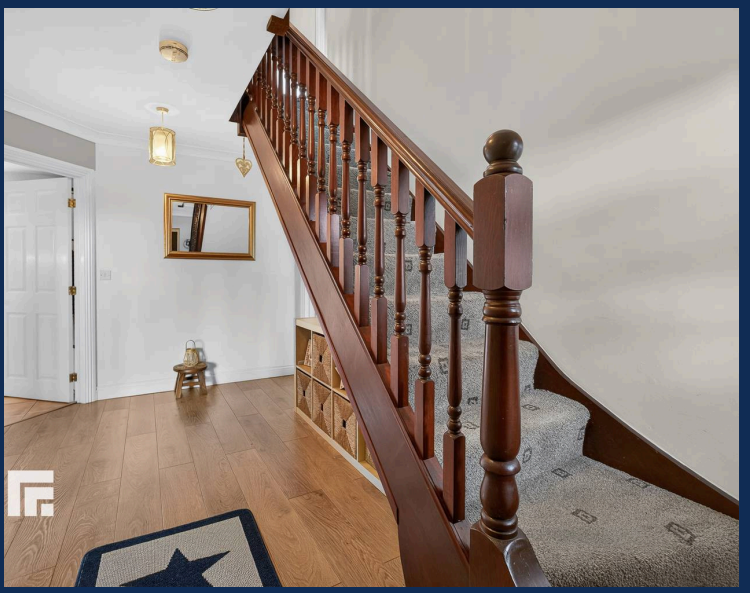
Bedroom Four
9' 5" x 8' 2" (2.86m x 2.48m)
A fourth bedroom. Radiator. UPVC window to rear.

Family Bathroom
6' 6" x 5' 10" (1.97m x 1.79m)
White suite; low level WC, pedestal wash hand basin with twin chrome taps, bath with chrome mixer tap and shower. Radiator. Spotlights. Extractor fan. Shaving point. Obscured glass window to rear.

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.









REAR GARDEN

Bordered by a timber fence, a beautifully landscaped, well manicured rear garden. Composite decking area leading to large lawn. Paved pathway leading to garage. Timber storage shed. Outside tap. Outside power socket. Timber gate to side for access.

FRONT GARDEN

Laid to lawn with mature shrubs. Paved steps leading to open entrance porch way. Outside light. Driveway with leading to detached garage. Timber gate to side for access to rear garden.

DRIVEWAY

2 Parking Spaces

Driveway with parking for up to two vehicles in tandem leading to detached garage.

GARAGE

Single Garage

5.58 x 2.97 Single garage with electric door. Power and lighting. Pedestrian door into rear garden.











GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.

1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1151 sq.ft. (106.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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