



2 The Laurels Cardiff Road, St. Fagans

£965,000

Council Tax band: H

Entrance porchway

Approached via a stable style wood panelled entrance door with windows to upper part leading to the entrance porchway. Tiled flooring.

Entrance Hallway

Approached via a wood panelled entrance door with windows to upper part leading to the large entrance hallway. Staircase to first floor. Quality wood block flooring. Radiator.

Cloakroom

Modern white suite comprising low level wc and vanity wash basin with storage below. Tiled flooring. Wall tiling to splash back areas. Storage cupboard. Vertical radiator. Recessed spotlights.

Lounge

14' 8" x 14' 6" (4.47m x 4.41m)

Aspect to front with French doors to the rear garden. Large feature brick fireplace with inset cast iron wood burner and oak beam above. Wood block flooring. Storage cupboards to either side of chimney breast. Radiator.

Sitting room

14' 6" x 14' 6" (4.43m x 4.41m)

With windows to front and rear, an excellent sized second reception. Feature fireplace with inset cast iron wood burner. Quality woodblock flooring. Radiator.

Study/office

12' 7" x 8' 3" (3.83m x 2.51m)

Aspect to front and rear, a versatile reception. Quality laminate flooring. Radiator.

Kitchen/diner and family room

27' 0" x 18' 0" (8.23m x 5.49m)

A superb open plan kitchen/diner and family room. Kitchen well appointed along three sides in light panelled fronts beneath laminate worktop surfaces. Inset 1.5 bowl sink with side drainer. Inset four ring gas hob with concealed cooker hood above and microwave below. Integrated oven and grill. Space for American fridge freezer. Integrated dishwasher. Tiled splashback. Ample space for large family dining and family seating. Door to driveway with windows to front. Windows to rear and French doors to rear garden. Radiator.

Utility room and boot room

11' 5" x 5' 7" (3.47m x 1.69m)

Door from kitchen. Ample shelving for shoes/boots. Utility space with units and worktop. Inset stainless steel sink. Plumbing for washing machine. Space for tumble dryer. Matching range of eye level wall cupboards. Opening to garage.

First floor landing

Approached via a quarter turning staircase leading to the long galleried landing area. Window to front. Two windows to side. Airing cupboard showing the combo gas central heating boiler. Access to roof space. Radiator.

Bedroom one

22' 5" x 18' 1" (6.82m x 5.50m)

Overlooking the delightful rear garden with additional window to front, an excellent sized primary reception. Two large wardrobes. Quality laminate flooring. Radiator.

Ensuite shower room one

10' 6" x 6' 3" (3.19m x 1.90m)

Quality white suite comprising low level wc, wash hand basin, large walk in shower cubicle with chrome shower above. Full wall tiling. Tiled flooring. Obscured glass window. Recessed spotlights. Chrome heated towel rail.

Bedroom two

14' 6" x 14' 6" (4.43m x 4.42m)

With windows to front and rear, a second excellent sized double bedroom. Radiator. Door to ensuite shower room.

Ensuite shower room two

8' 5" x 5' 3" (2.56m x 1.59m)

Modern white suite comprising low level wc, vanity wash basin with storage below, large shower cubicle with chrome shower above. Wall Tiling to splash back areas. Tiled flooring. Extractor fan. Recessed spotlights. Chrome heated towel rail.

Bedroom three

14' 8" x 14' 6" (4.48m x 4.42m)

Aspect to front and rear, a third double bedroom. Recessed spotlights. Radiator.

Bedroom four

10' 7" x 9' 2" (3.22m x 2.80m)

Overlooking the key block side entrance, a fourth double bedroom. Quality laminate flooring. Radiator.

Bedroom five

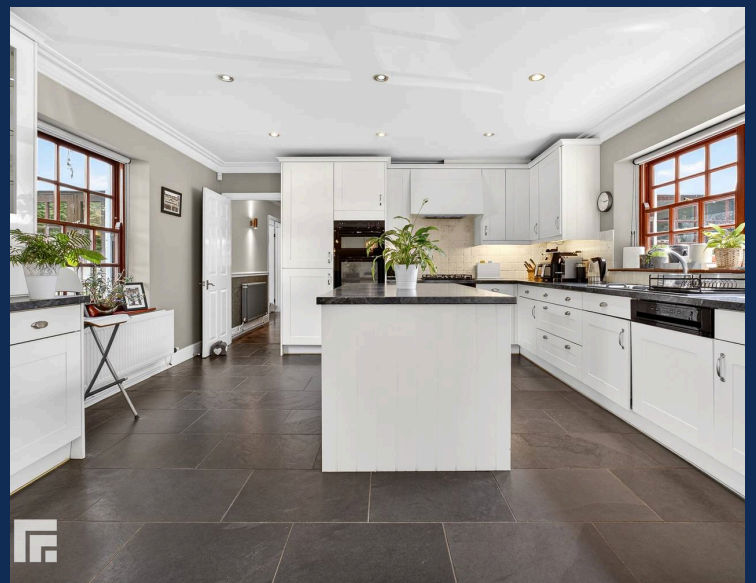
10' 8" x 10' 6" (3.25m x 3.21m)

Aspect to side, a fifth double bedroom. Quality laminate flooring. Radiator.

Family bathroom

10' 7" x 5' 10" (3.22m x 1.79m)

Quality white suite comprising low level wc, vanity wash basin with storage below, p-shaped bath with chrome shower above. Wall tiling to splash back areas. Obscured glass window. Recessed spot lights. Extractor fan. Large linen storage cupboard with shelving. Chrome heated towel rail.





REAR GARDEN

Beautifully paved patio with curved borders adjoining a beautifully manicured area of lawn. Brick wall with hedgerow beyond. Access to side. Decorative stone relaxation area with space for hot tub (please note the owners are willing to leave the hot tub via separate negotiation). Outside lighting. Outside tap.

FRONT GARDEN

Approached via a timber entrance gate leading to a paved pathway and steps to front door. Lawn to either side with hedgerow to front boundary. Decorative stone paved pathway and seating relaxation area. Access to rear garden.

DRIVEWAY

6 Parking Spaces

Keyblock driveway with parking for approx 5/6 cars accessed via a timber bar gate. Outside power point. Access to garage.

GARAGE

Single Garage

5.63 x 5.27 max With up and over access door, power and lighting. Door to rear garden.



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