



## 7 Ffordd Gwern, St. Fagans

£1,495,000 Freehold

**\*\* EXECUTIVE DETACHED HOME ON EXCLUSIVE DEVELOPMENT \*\* 0.35 ACRE PLOT \*\* TRIPLE GARAGE WITH LIVE/WORK ACCOMMODATION ABOVE \*\* A rare opportunity to acquire this executive five bedroom detached home situated in an exclusive development within 0.35 acres of gardens. On the ground floor the accommodation comprises; large entrance hallway, lounge, sitting room, dining room, kitchen, utility room, study and WC. To the first floor are five bedrooms, two with en-suite, plus the family bathroom. Triple garage with living/work space above. Beautifully presented private rear gardens, and spacious driveway with landscaped gardens to front. EPC: C. 3511sq.ft. including garage and accommodation over. EPC Rating: C**

Council Tax band: I

Tenure: Freehold

## **ENTRANCE HALLWAY**

Entered via double UPVC doors with obscured glass panels, a impressive, welcoming hallway. Decorative coving. Built in storage cupboard with double oak doors. Tiled flooring. Half turning staircase with wooden spindles leading to first floor. Radiator. Oak doors to all rooms.

## **LOUNGE**

21' 5" x 14' 4" (6.53m x 4.38m)

An impressive, spacious family lounge, feature fireplace with stone mantelpiece and hearth. Decorative coving. Two radiators. UPVC window to side and bay window to rear. Double French doors to side opening into the well manicured rear garden.

## **DINING ROOM**

14' 7" x 13' 3" (4.45m x 4.04m)

Entered via double oak doors, a formal dining room with ample space for dining room table and chairs. Two radiators. Decorative coving. Two UPVC windows and double French doors opening into the enclosed rear garden.

## **SITTING ROOM**

16' 7" x 10' 9" (5.05m x 3.27m)

A second, spacious reception room. Feature fireplace with stone mantelpiece and hearth. Decorative coving. Radiator. UPVC window to side. Bay window to front.

## **STUDY**

12' 9" x 11' 4" (3.88m x 3.46m)

Currently being used as an office, a versatile room. Decorative coving. Radiator. UPVC window to front.

## **KITCHEN/BREAKFAST ROOM**

14' 1" x 11' 3" (4.29m x 3.42m)

Appointed along two sides, high and low level cupboards beneath laminate work surfaces, black 1.5 bowl composite sink with chrome mixer tap, integrated six ring 'SMEG' gas hob with 'SMEG' extractor hood and stainless steel splashback, integrated 'NEFF' oven and integrated 'NEFF' grill, integrated fridge/freezer and integrated dishwasher. Wine cooler. Spotlights. Tiled flooring. Tiled splashbacks. Radiator. UPVC windows to side and rear. Oak door through to utility room.

## **UTILITY ROOM**

9' 3" x 6' 4" (2.82m x 1.92m)

Appointed along two sides, high and low level cupboards beneath laminate work surfaces, black composite sink with chrome mixer tap and side drainer. Built in wine rack. Wall hung 'WORCESTER' combi boiler. Tiled flooring and splashbacks. door to side leading to driveway and garage.

## **WC**

8' 10" x 4' 8" (2.69m x 1.41m)

White suite; low level WC and pedestal wash hand basin with twin chrome taps. Radiator. Tiled walls and flooring. Obscured glass window to side.

## **FIRST FLOOR LANDING**

First floor Landing Approached via half turning spindle staircase. A sizeable landing with doors to all rooms and window to front entrance approach. Doors to storage cupboard housing hot water tank. Loft access. Radiator.

## **BEDROOM ONE**

21' 5" x 14' 4" (6.54m x 4.37m)

An excellent sized primary bedroom with dual aspect windows overlooking the rear garden. Built in wardrobes and bedside tables. Recessed spotlights. Door to en-suite. Two radiators.

## **EN-SUITE**

9' 1" x 8' 4" (2.78m x 2.55m)

A quality white suite comprising of low level wc, vanity hand wash basin with chrome mixer tap, ample storage below. Walk in shower cubicle with twin chrome shower heads above, and folding glass door. Tiled built in bath with chrome tap. Recessed spotlights. Fully tiled walls and flooring. Obscured glass window to side. Radiator. Extractor fan.

## **BEDROOM TWO**

16' 7" x 10' 9" (5.05m x 3.27m)

Another good sized bedroom with dual aspect windows overlooking the front and side approach. Built in wardrobes. Door to ensuite. Two radiators.

## **EN-SUITE TWO**

8' 11" x 7' 0" (2.72m x 2.14m)

A white suite comprising of low level wc, pedestal wash hand basin, panelled bath with chrome taps, shower cubicle with chrome shower head above and folding glass doors. Fully tiled walls and floor. Extractor fan. Shaver point. Recessed spotlights. Obscured glass window to side. Radiator.

### **BEDROOM THREE**

13' 2" x 11' 3" (4.02m x 3.42m)

A good sized bedroom overlooking the rear approach.

Built in cupboard. Radiator.

### **BEDROOM FOUR**

11' 5" x 9' 3" (3.48m x 2.82m)

Overlooking the front approach, another double bedroom. Radiator.

### **BEDROOM FIVE**

8' 11" x 9' 3" (2.72m x 2.82m)

Currently used as a dressing room, another bedroom overlooking the rear garden. Built in wardrobes to all walls. Built in dressing table underneath the window with low level storage cupboards either side. Radiator.

### **BATHROOM**

9' 3" x 7' 11" (2.81m x 2.41m)

A white suite comprising of low level wc, vanity pedestal wash hand basin, panelled bath with chrome taps, shower cubicle with chrome shower head above and folding glass doors. Fully tiled walls and floor. Extractor fan. Recessed spotlights. Obscured glass window to side. Radiator.

### **GARDENS**

### **TRIPLE GARAGE WITH LIVE/WORK ACCOMMODATION OVER**

26' 9" x 17' 11" (8.16m x 5.47m)

A good sized room, currently used as an office, situated over the top of the triple garage, with two velux windows overlooking the front. Recessed spotlights.

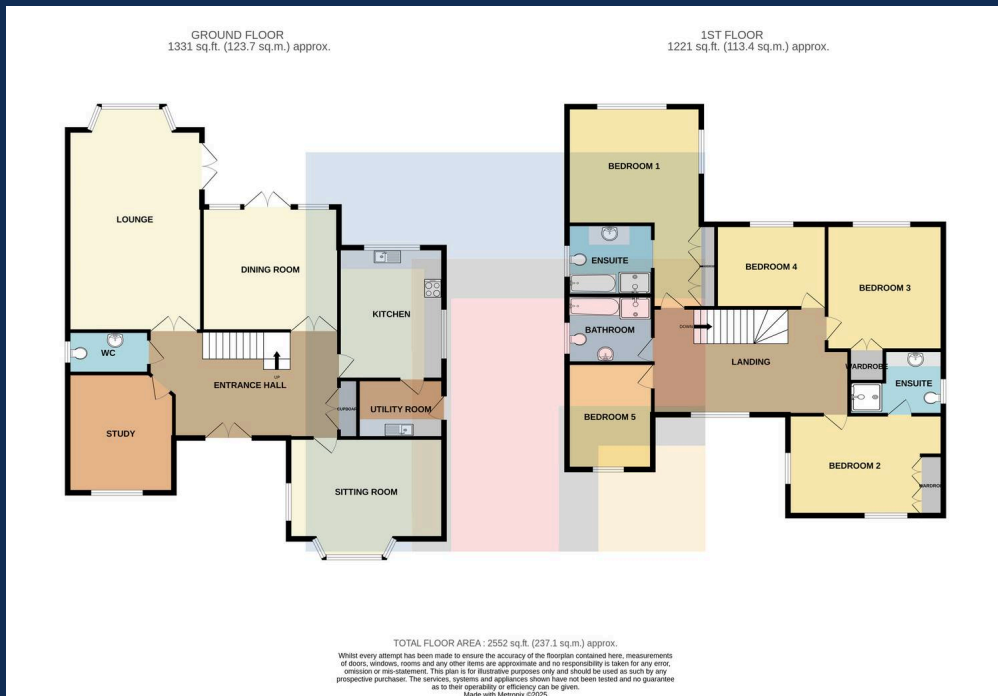
Two electric heaters.

### **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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