



23 FAIRFAX ROAD
RHIWBINA
CARDIFF CF14 4SG

GUIDE PRICE

£295,000



SEMI-DETACHED HOUSE



3



1



1



2

MGY are pleased to offer for sale this 3 bedroom semi detached house in the popular and convenient area of Rhiwbina. The accommodation comprises porch with store room off, door to entrance / dining room, lounge, kitchen, 3 bedrooms and bathroom. Driveway to front and rear garden.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 753 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

FIRST FLOOR

FIRST FLOOR LANDING

Stairs. Window to rear. Loft hatch. Picture rail.

BATHROOM

4' 9" x 7' 6" (1.46m x 2.30m)

Obscured double glazed uPVC window to side. Bath with mixer tap and electric shower over. Pedestal wash hand basin with mixer tap. WC. Chrome heated towel rail. Tiled walls.

BEDROOM ONE

12' 7" x 8' 6" (3.84m x 2.61m)

Double glazed uPVC window to front. Laminate flooring. Radiator.

BEDROOM TWO

10' 7" x 6' 11" (3.25 m x 2.12m)

Window to rear. Radiator. Laminate flooring.

BEDROOM THREE

9' 9" x 6' 3" (2.98m x 1.91m)

Double glazed uPVC window to front. Laminate flooring. Radiator.

OUTSIDE

Rear. Enclosed garden mostly laid to lawn. Gate to rear lane. Outside tap.

Front. Driveway.

PORCH

Entered via double glazed uPVC door with obscured double glazed window to side. Tiled floor. Glazed wooden door to entrance / reception area. Door to store room.

STORE ROOM

11' 8" x 6' 5" (3.56m x 1.98m)

Obscured double glazed uPVC door to rear garden.

Obscured double glazed window to rear. Door to kitchen.

ENTRANCE HALL/RECEPTION AREA

15' 1" x 9' 5" (4.62m x 2.88m)

Stairs to first floor. Window to rear. Storage cupboard. Radiator. Laminate flooring. Space for dining table and chairs.

LOUNGE

15' 2" x 14' 5" (4.63m x 4.40m)

2 double glazed windows to front. Radiator. Laminate flooring. Fire surround.

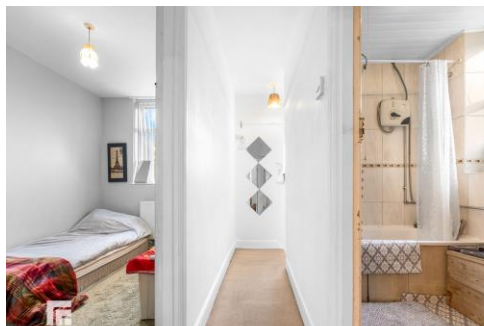
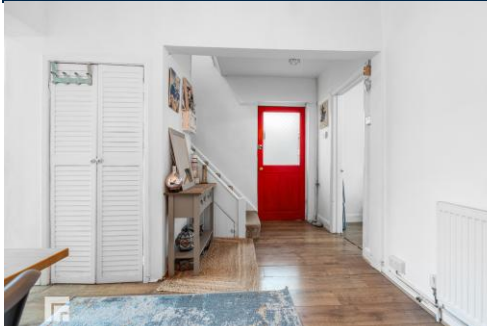
KITCHEN

10' 2" x 7' 4" (3.10m x 2.26m)

Double glazed uPVC window to rear. Door to store room. Vinyl flooring. Modern cream base and wall units with work surfaces incorporating composite sink unit with mixer tap. Built in double oven / grill. Space for American style fridge / freezer. Space for dishwasher.



23 FAIRFAX ROAD, RHIWBINA, CARDIFF CF14 4SG



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BIRCHGROVE 029 2052 9026

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