



Wroughton Place, Fairwater Cardiff CF5 4AB

welcome to

Wroughton Place, Fairwater Cardiff

- EXTENDED THREE BEDROOM DETACHED PROPERTY
- SUBSTANTIAL PLOT
- THREE RECEPTION ROOMS
- DRIVEWAY AND GARAGE
- VIEWING RECOMMENDED

Tenure: Freehold EPC Rating: C

£325,000

We are delighted to be offering for sale this extended three bedroom detached property conveniently positioned on a generous plot within a popular residential location. This beautifully presented property further benefits from a driveway and a garage.



view this property online allenandharris.co.uk/Property/CTN108891

Entrance Porch

Entrance Hall

Lounge

12' 4" x 13' 5" (3.76m x 4.09m)

Dining Room

11' x 9' 10" (3.35m x 3.00m)

Family Room

14' 4" x 8' 10" (4.37m x 2.69m)

Kitchen

12' 8" x 7' 9" (3.86m x 2.36m)

Rear Porch

Stairs And Landing

Bedroom 1

13' x 12' 1" (3.96m x 3.68m)

Bedroom 2

11' x 9' 10" (3.35m x 3.00m)

Bedroom 3

7' 10" x 6' 11" (2.39m x 2.11m)

Bathroom

11' 1" x 5' 6" (3.38m x 1.68m)



Property Ref:

CTN108891 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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allen & harris



029 2022 2344



canton@allenandharris.co.uk



183 Cowbridge Road East, CARDIFF, South Glamorgan, CF11 9AJ



allenandharris.co.uk