



**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  
Council Tax Band: E

offers in excess of  
**£315,000**

This extended three-bedroom detached home offers spacious living, a conservatory with garden views, and potential for further expansion (subject to consent). It includes a driveway, garage, and an additional versatile plot, all in a convenient location near amenities, schools, and transport links.



### **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 )

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**Property Ref:**  
CTN108891 - 0017

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