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SALES & LETTINGS



Roche Crescent Fairwater  
Cardiff CF5 3PY

Asking Price £275,000  
Freehold



# Roche Crescent Fairwater, Cardiff, CF5 3PY

## Overview

- Mid-Terrace Family House
- Off Street Parking
- Two Large Reception Rooms
- Kitchen Breakfast Room & Utility Room
- Three Double Bedrooms
- Family Bathroom & Cloakroom
- Enclosed Rear Garden With Spacious Cabin
- Very Good Condition
- Freehold



Being sold with the added advantage of no onward chain. MR Homes are proud to present the open market with this extended mid-terrace family house located on Roche Crescent, Fairwater Cardiff CF5.

This is a unique dwelling as it is so much larger than other local properties and has the addition of a full width ground floor extension to the rear.

To the front of the property is an off street parking bay surrounded by a range of mature shrub borders and path to the front door. Internally the accommodation consists of an entrance hallway, 20ft sitting room, 20ft dining room, spacious kitchen breakfast room, utility / cloakroom, three double bedrooms and a family bathroom. To the rear is a wonderful, enclosed garden with patio to lawn, mature shrub borders and trees and brick built cabin.

Locally you are close to Fairwater Green and its range of shops, supermarkets, salons, post office and coffee shop. Transport links are also close by which lead you to a range of destinations including Cardiff City centre. Don't delay, book your viewing by calling MR Homes on 02920 204 555. All viewings are to be strictly carried out by MR Homes

EPC Rating = TBC. Council Tax Band = D.

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MORTGAGE ADVICE AVAILABLE UPON  
REQUEST...



**Entrance Hallway**

9' 7" x 4' 7" (2.93m x 1.40m)

A timber framed door with glass inserts welcomes you into the hallway, with further double glazed windows to front and side, fitted carpet, door to

**Dining Room**

11' 7" x 20' 7" (3.54m x 6.28m)

Double glazed doors to front and rear. Stairs with fitted carpet lead to the first floor. Cornice to ceiling, fitted carpet, power points, doors to

**Sitting Room**

10' 11" x 21' 4" (3.34m x 6.49m)

Double glazed picture window to front, cornice to ceiling, feature fireplace with stone hearth and wooden mantle, wall mounted radiator, wood laminate flooring, power and tv points, open to

**Kitchen/Breakfast Room**

14' 3" x 13' 0" (4.35m x 3.95m)

Double glazed window to rear with further patio doors to garden. A range of wall mounted and floor base units and drawers, roll top work surfaces, inset stainless steel sink, mixer tap and drainer, tiled splash backs. Integrated LOGIC four ring electric hob with extractor over, Hotpoint fan assisted oven and dish washer. Space for American style fridge freezer, wall mounted radiator, tiled flooring, power points, door to

**Utility Room**

12' 4" x 2' 7" (3.75m x 0.80m)

Double glazed window to side and further door into garden. Wall mounted hand wash basin, space for washing machine and tumble dryer, wall mounted Worcester combination boiler, tiled flooring, power points

**Bedroom One**

11' 3" x 11' 7" (3.44m x 3.53m)

Double glazed picture window to front, cornice to ceiling, a range of built in wardrobes and bedside cabinets, wall mounted radiator, wood laminate flooring, power points

**Bedroom Two**

11' 2" x 8' 10" (3.41m x 2.70m)

Double glazed window to front, built in wardrobe, wall mounted radiator, fitted carpet, power points

**Bedroom Three**

8' 10" x 12' 4" (2.69m x 3.77m)

Double glazed window to rear, wall mounted radiator, fitted carpet, power points

**Family Bathroom**

5' 4" x 8' 7" (1.62m x 2.61m)

Obscured double glazed window to rear. With an adapted walk in shower cubicle with wall mounted electric shower and attachment, pedestal hand wash basin. low level flush wc, wall mounted radiator, tiled walls, vinyl flooring

**Garden**

The garden is the perfect place to enjoy with a spacious cabin to the rear





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



## CARDIFF WEST

Homes House,  
253 Cowbridge Road West,  
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CF5 5TD

## FAIRWATER

173 Pwllmelin Road,  
Fairwater,  
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CF5 3QB

## GRANGETOWN

233 Penarth Road,  
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Cardiff,  
CF11 6FS