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Homes House

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Fairwater Avenue,
Fairwater, Cardiff
CF5 3AR

Guide Price £325,000 to £350,000
Freehold

Fairwater Avenue, Fairwater, Cardiff, CF5 3AR

Overview

- RARELY AVAILABLE FOR SALE - LARGE CORNER PLOT
- DOUBLE BAY FRONTED & SINGLE BAY TO REAR
- RETAINS SOME ORIGINAL FEATURES
- 2x RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- CLOAKROOM / DOWNSTAIRS W.C
- SOUTH FACING LANDSCAPED REAR GARDEN
- LARGE DRIVEWAY
- 17.5ft GARAGE
- FREEHOLD



RARELY AVAILABLE FOR SALE - EXTREMELY SOUGHT AFTER LOCATION - A 3-BEDROOM END-OF-TERRACE SPACIOUS FAMILY HOME SET ON A LARGE CORNER PLOT - DOUBLE BAY FRONTED & SINGLE BAY TO REAR - RETAINS SOME ORIGINAL FEATURES - WOOD BLOCK 'PARQUET' FLOORING - ORIGINAL DIPPED DOORS - 2 RECEPTION ROOMS - KITCHEN/BREAKFAST ROOM - CLOAKROOM/DOWNSTAIRS W.C - MODERN FAMILY BATHROOM SUITE - ATTRACTIVE FRONT GARDEN - LANDSCAPED REAR & SIDE GARDEN which is SOUTH-FACING – LARGE DRIVEWAY & GARAGE FREEHOLD.



MR HOMES are very pleased to Offer **FOR SALE** this Traditionally Built 3-Bedroom End-of Terrace Family Home, comprising in brief; Entrance Hallway, Living Room with bay Window, Space Saving Sliding Doors to the Dining Room, Kitchen/Breakfast Room, Cloakroom/Downstairs W.c, Staircase to the 1st Floor Landing, Bedroom 1 with Bay Window, Bedrooms 2, 3 & a Family Bathroom. The Large and Attractive Front Garden is Enclosed by Brick Walls & Fencing, The South Facing Landscaped Rear & Side Gardens are also Enclosed, Lockable Gate accessing the Rear Lane. Large Driveway & 17.5ft Garage. The Property Further Benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by a Ferrolti Optimax 25c Combi-Boiler.



EPC Rating = Awaiting Assessment...
Council Tax Band = D.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...

Entrance Hallway - 13' 3" x 5' 6" (4.04m x 1.68m) Enter via uPVC Door, Original Wood Block 'Parquet' Flooring, Double Panel Radiator, Coving, Understair Lockable Storage Cupboards, Gas & Electric Meter Cupboards also housing RCD Consumer Unit. Original Dipped Doors to Living Room & Dining Room. Leads to Kitchen/Breakfast Room & Staircase to 1st Floor Landing.

Living Room - 12' 5" x 10' 9" (3.78m x 3.27m) Original Wood Block 'Parquet' Flooring, uPVC D/g Bay Window to Front, Double Panel Radiator, Coving.

Dining Room - 11' 5" x 11' 1" (3.48m x 3.38m) Original Wood Block 'Parquet' Flooring, Attractive Cast Iron Feature Fireplace - uPVC D/g Bay Window to Rear with Patio Doors, Double Panel Radiator, Coving.

Kitchen/Breakfast Room - 17' 3" x 6' 5" (5.25m x 1.95m) Tiled Flooring, Matching Wall & Base Units with Work Surfaces Over & Tiled Splashbacks, Stainless Steel Sink, Quarter Bowl and Drainer with Mixer Tap, 4x Ring gas Hob with Vented Extractor Hood Over, Fan Assisted Electric Oven, Plumbing & Space for Dishwasher, Plumbed for Washing Machine, Double Panel Radiator, Inset Spotlights to Ceiling, Foldaway Breakfast Table, Original Dipped Door to Cloakroom/W.c, uPVC Door to Rear Garden. Ferrolti Optimax 25c Combi-Boiler housed in Wall Cupboard.

Cloakroom/Downstairs W.c. 4' 2" x 2' 2" (1.27m x 0.66m) Tiled Flooring cont'd, Close-Coupled W.c, uPVC Obscured D/g Window to Rear.

1st Floor Landing - 8' 7" x 5' 6" (2.61m x 1.68m) Fitted Carpet, Coving to Ceiling, Hatch to Insulated & Partially Boarded Loft, Loft Light and Attached Ladders. Original Dipped Doors to; Bedrooms 1, 2, 3 & Family Bathroom.

Bedroom 1 - 12' 9" x 9' 11" (3.88m x 3.02m) Fitted carpet, uPVC D/g Window to Front, Double Panel Radiator, Coving, Picture Rail, 3x Sliding Doors to Fitted Wardrobes.

Bedroom 2 - 11' 2" x 9' 10" (3.40m x 2.99m) Fitted Carpet, Single Panel Radiator, Coving, Picture Rail, Fitted Cupboard with Hanging Rail & Fixed Shelving.

Bedroom 3 - 7' 7" x 6' 0" (2.31m x 1.83m) Fitted Carpet, uPVC D/g Window to Front, Single Panel Radiator.

Family Bathroom - 7' 1" x 5' 8" (2.16m x 1.73m) 3-Piece White Matching Suite, Laminate Flooring, Panel Bath with Mixer Tap & Attached Shower, Folding Glass Shower Screen, Pedestal Wash Hand Basin, Close-Coupled W.c, uPVC Obscured D/g Window to Rear, Single Panel Radiator, 3x Walls Tiled.

Attractive Front Garden Enclosed by Brick Walls & Fencing.

Landscaped & Attractive Rear & Side Garden - South Facing

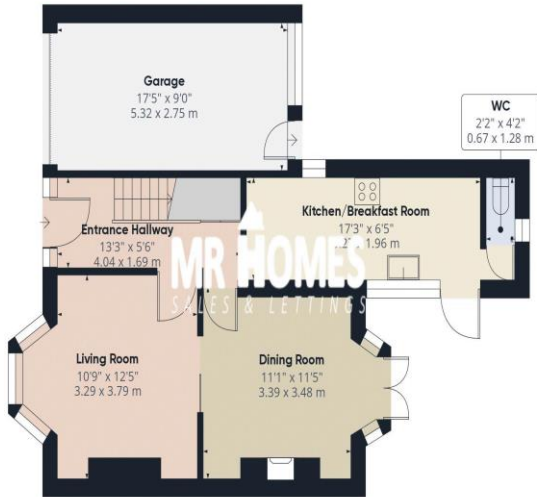
Larger than Average Rear Garden, Patio with laid Stone Chippings & a Range of Trees, Bushes, Plants & Flowers. Outside Tap & Light. Lockable gate to Rear Lane. Door into Garage.

Large Driveway - Brick-Paved

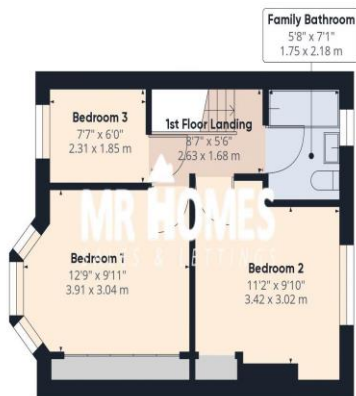
Garage - 17' 5" x 9' 0" (5.30m x 2.74m) Electric Remote Shutter Door (switched off at present), Lighting & Power Points with Separate RCD Consumer Unit.



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.



Floor 0



Floor 1



Approximate total area⁽¹⁾

1041.97 ft²
96.8 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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