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MR HOMES
SALES & LETTINGS



Fairways Crescent,
Fairwater,
Cardiff CF5 3EA

Guide Price £250,000 to £260,000
Freehold

Fairways Crescent, Fairwater, Cardiff. CF5 3EA.

- 3-BED SEMI-DETACHED FAMILY HOME
- DOUBLE BAY-FRONTED
- SPACIOUS LIVING ROOM
- DINING ROOM
- L-SHAPED KITCHEN
- UPSTAIRS FAMILY BATHROOM SUITE
- DOUBLE DRIVEWAY
- ENCLOSED EAST-FACING REAR GARDEN
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD



A WELL PRESENTED 3-BED SEMI-DETACHED FAMILY HOME DOUBLE BAY-FRONTED - SOUGHT-AFTER LOCATION
2x SEPARATE RECEPTION ROOMS - L-SHAPED KITCHEN
3x BEDROOMS - FAMILY BATHROOM SUITE
DOUBLE DRIVEWAY
ENCLOSED EAST FACING REAR GARDEN
TENURE: FREEHOLD.

MR HOMES are pleased to Offer **FOR SALE** this 3-Bed Semi-Detached Family Home, comprising in brief; Entrance Hallway, Spacious Living Room with Bay Window, Dining Room, Kitchen, Staircase to the 1st Floor Landing, Bedrooms 1, 2, 3 & a Family Bathroom Suite. The Outside Front is Low-Maintenance, Lockable Side Gate Accessing the East Facing & Enclosed Rear Garden which is also Low-Maintenance, Double Driveway to Front. The Property has uPVC Double Glazing Windows & Gas Central Heating Powered by a Worcester Compact CDI 28kw Combi-Boiler.

360 VR Tour Link > <https://tour.giraffe360.com/fairwayscrescent22ap>

EPC Rating = D.

Council Tax Band = D.

Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.

*** Prime Location *** The property offers easy access to a number of local amenities, schools, parks and excellent transport links Early Viewing Highly Recommended Contact Us On: 02920 204 555 option 2 To submit your offer, please visit: Make an Offer (mr-homes.co.uk) or call the Branch and speak to a member of the Sales Team

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST
WWW.MR-HOMES.CO.UK



Outside Front

Low Maintenance Front Garden, Lockable Side Gate Access to Rear Garden, Entered Via uPVC Obscure D/g Door with Obscured Rose Pattern Windows to Sides with Inset Property Number Above.

Entrance Hallway - 15' 2" x 2' 6" (4.62m x 0.76m)

Tiled Flooring, Double Panel Radiator, Dado Rail, Picture Rail, Door to Understair Storage Cupboard, Which Has A Obscure Window to Side, Door to 2nd Understair Storage Cupboard Housing the Gas Meter.

Living Room - 15' 2" x 10' 8" (4.62m x 3.25m)

Laminate Flooring, uPVC D/g Bay Window to Front, Single Panel Radiator, Dado Rail, Picture Rail, Coving to Ceiling, Gas Feature Fireplace with Living Flame Coal Effect Gas Fire With Mantelpiece Surround.

Dining Room - 11' 1" x 10' 0" (3.38m x 3.05m)

Tiled Flooring, uPVC D/g Window to Rear, Single Panel Radiator, Dado Rail, Coving to Ceiling.

Kitchen - 15' 1" x 5' 11" minimum width (4.59m x 1.80m)

Tiled Flooring, Matching Wall & Base Units, Work Surfaces Over, Tiled Splashbacks. Sink And Drainer With Mixer Tap Over, uPVC D/g Window to Side, 4 Ring Gas Hob With Extractor Hood Over, Electric Oven, Plumbed for Washing Machine, Space for Tumble Dryer, Space For Tall Fridge/Freezer, Double Panel Radiator, uPVC Half Glazed Obscure D/g Door to Rear Garden.

Stairs/First Floor Landing - 9' 0" x 3' 4" (2.74m x 1.02m)

Fitted Carpet, Dado Rail, Coving to Ceiling, Hatch to Insulated Loft, Doors to Bedroom 1, Bedroom 2, Bedroom 3 and Family Bathroom.

Bedroom 1 - 15' 4" x 10' 3" (4.67m x 3.12m)

Stripped Floorboards, uPVC D/g Window to Front, Single Panel Radiator, Picture Rail.

Bedroom 2 - 11' 1" x 10' 3" (3.38m x 3.12m)

Stripped Floorboards, uPVC D/g Window to Rear, Single Panel Radiator, Picture Rail.

Bedroom 3 - 7' 1" x 5' 9" (2.16m x 1.75m)

Fitted Carpet, uPVC D/g Window to Front, Single Panel Radiator, Coving to Ceiling.

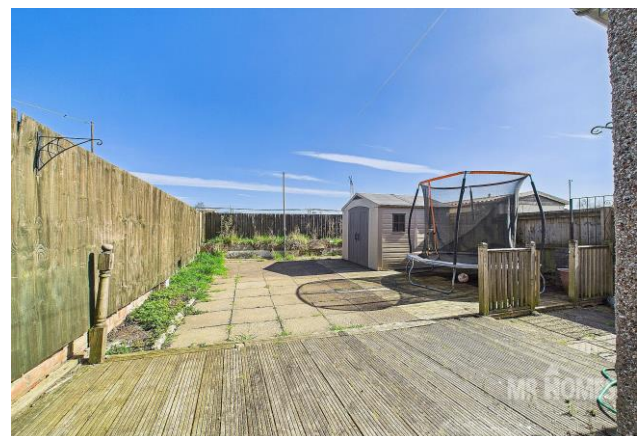
Family Bathroom - 7' 4" x 6' 0" (2.23m x 1.83m)

Vinyl Flooring, P-Shape Panel Bath with Chrome Mixer Tap and Attached Shower, Curved Glass Shower Screen, Pedestal Wash Hand Basin with Hot and Cold Taps Over, Close Coupled W.c., Chrome Ladder Radiator, Walls Are Tiled to Ceiling Around Bath and to Half Height on Remaining Walls, uPVC Obscure D/g Window to Rear, Wall Mounted Worcester Compact CDI 28kw Combi-Boiler.

Double Driveway to Front

Rear Garden

East Facing Rear Garden, Decking to Patio with Further Decking Section, Lockable Side Gate Giving Access to Front.

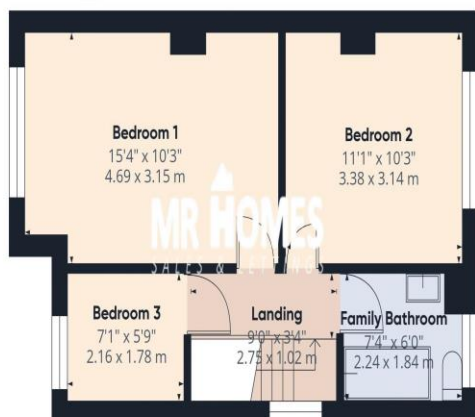


IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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



Understair Storage Cupboard
5'7" x 2'6"
1.72 x 0.77 m

Ground Floor



Floor 1

MR HOMES
SALES & LETTINGS

Approximate total area⁽¹⁾

829.16 ft²

77.03 m²

Reduced headroom

2.9 ft²

0.27 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

CARDIFF & THE VALE

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