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**MR HOMES**  
SALES & LETTINGS



Bwlch Road,  
Fairwater,  
Cardiff CF5 3BX

Guide Price £375,000  
Freehold



# Bwlch Road, Fairwater, Cardiff. CF5 3BX.

- GREATLY EXTENDED 3-BED SEMI-DETACHED FAMILY HOME
- SIDE & REAR EXTENSIONS CREATING MODERN OPEN-PLAN LIVING
- FANTASTIC VAULTED CEILINGS & UV PROTECTED D/G GLASS SKYLIGHT
- SCHÜLLER FITTED KITCHEN with TOP OF THE RANGE SMART APPLIANCES
- HIVE ENABLED PROPERTY
- SLIDE & TILT DOORS to SOUTH-FACING REAR GARDEN
- LOG BURNING STOVE
- DOWNSTAIRS WET/SHOWER ROOM & LAUNDRY ROOM
- PRIVATE 'BRICK-PAVED' DRIVEWAY



A STUNNING HOUSE CONVERSION (to the Ground Floor) A TRADITIONAL 3-BED SEMI-DETACHED FAMILY HOME IN THE FAIRWATER AREA - RETAINING MANY ORIGINAL FEATURES - FRONT/SIDE & REAR EXTENSIONS - FANTASTIC VAULTED CEILINGS - MODERN OPEN-PLAN LIVING - SCHÜLLER FITTED KITCHEN with TOP OF THE RANGE SMART APPLIANCES - HIVE ENABLED PROPERTY - UV PROTECTED GLASS SKYLIGHT - MULTI-FUEL BURNING STOVE - VICTORIAN STYLE TILE FLOOR & AUTHENTIC PARQUET FLOORING - ORIGINAL STAINED GLASS FRONT DOOR - NATURAL STONE PATIO TERRACE LOOKING OVER ATTRACTIVE LARGE AND ENCLOSED SOUTH FACING REAR GARDEN ACCESSIBLE THROUGH SWING & SLIDE DOORS  
PRIVATE DRIVEWAY TO FRONT  
TENURE: FREEHOLD.

MR HOMES are Delighted to Offer **FOR SALE** this Broad and Uncrowded 3-Bedroom Semi-Detached Family Home, comprising in brief; Porch Entrance, Hallway, Wet/Shower Room(Extension), Main Lounge with Bay Window, Laundry Room(Extended), Kitchen/Breakfast Room, Open-Plan to the Rear Extended Dining Room in turn Open-Plan to the Sitting Room. Staircase to the First Floor Landing, Hatch Access to the Insulated & Boarded Loft via Attached Ladders, Bedroom 1 with Bay Window, Bedroom 2, Bedroom 3 & an Incomplete Family Bathroom Space which needs a Suite Fitted. Private 'Brick-Paved' Driveway to the Front & a SOUTH-FACING Large & Enclosed Rear Garden (with Hot Tub To Stay). The Property Further Benefits from uPVC Double Glazing Windows & Hive Enabled Gas Central Heating System Powered by a BAXI 800 Combi-Boiler (\*fitted 2021) \*As Advised by Vendor.  
EARLY VIEWING IS VERY HIGHLY RECOMMENDED.

360 VR Tour Link > <https://tour.giraffe360.com/bwlchroad11ap/>  
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](http://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](http://WWW.MR-HOMES.CO.UK)





**Porch & Outside Front** - 5' 7" x 1' 1" (1.70m x 0.33m) Enter via uPVC Obscured D/g Patio Doors with Roof Covering, Outside Double PowerPoints, Wall Mounted Sensor Welcome Light, Original Stained Glass Door to Hallway, Laid Stone Chippings to Border.

**Entrance Hallway** - 14' 3" x 5' 7" (4.34m x 1.70m) Original Victorian Style Black & White Path Tiles in Chequerboard Pattern, Modern 12 Bar Vertical Radiator, Picture Rail, Understair Storage Cupboard, Sliding Door to Wet/Shower Room, Original Door to Main Lounge, Door to Kitchen/Breakfast Room & Staircase to the 1st Floor Landing.

**Downstairs Wet/Shower Room - Side Extension with Vaulted Ceiling** 9' 7" x 4' 5" (2.92m x 1.35m) Modern Space Saving Sliding Door, Fully Tiled Walls, Non-Slip Flooring with Drainage, Mixer Shower, Pedestal Wash Hand Basin with Chrome Mixer Tap, Mirror with Light & Shaver Point, Smart Toilet with Bidet Wash Function, Heated Seat & Dryer, Wall Mounted Electric Extractor Fan, Heated Towel Radiator, Vaulted Ceiling with Remote Controlled Velux D/g Window & Inset Spotlights.

**Main Lounge with Bay Window** - 12' 5" x 12' 4" (3.78m x 3.76m) Parquet Flooring, uPVC D/g Bay Window to Front, Original Fireplace and Surround, Wall Mounted Radiator, Picture Rail.

**Schüller Fitted Kitchen/Breakfast Room - Extended to Side & Rear with Vaulted Ceiling** - 12' 2" x 9' 1" (3.71m x 2.77m) Schüller Fitted Kitchen with Top of the Range Integrated Appliances including; AEG Touch Sensor Full Fridge & Full Freezer, Integrated Neff Dishwasher, AEG Fan Assisted Electric Oven, Bora 4x Ring Hob with Central Extractor, Sink with Mixer Tap & Shower Attachment, Breakfast Bar, Wall & Base Units with Worktops Over, Pull Out Chopping Board & Bin Store Under, Modern 12 Bar Vertical Radiator, Vaulted Ceiling with Velux D/g Window & Inset Spotlights. Door to Laundry Room, OPEN-PLAN to Rear Extension/Dining Room.

**Laundry Room - Side Extension** - 7' 0" x 4' 6" (2.13m x 1.37m) Vaulted Ceiling with Velux D/g Window & Inset Spotlights, Plumbed for Washing Machine & Space for Tumble-Dryer, Matching Wall & Base Cupboards & Drawers, Double Panel Radiator, Wall Mounted Electric Extractor Fan.

**Dining Room - Rear Extension** - 22' 11" x 9' 3" (6.98m x 2.82m) Swing & Slide D/g Doors to Rear Garden, Velux D/g Window, Feature D/g UV Protected Glass Skylight, Modern 12 Bar Vertical Radiator, Corner Mounted Modern Vertical Bar Radiator, OPEN-PLAN to the Sitting Room.

**Sitting Room** - 12' 5" x 11' 4" (3.78m x 3.45m) Wood Block Parquet Flooring, Multi-Fuel Burning Stove, Slate Hearth & Mantle-Piece Surround, Radiator with Cover, Picture Rail & Coving to Ceiling.

**Staircase to the First Floor Landing** - 9' 0" x 3' 6" (2.74m x 1.07m) Stripped Floorboards, uPVC Obscured D/g Window to Side, Hatch to Insulated Loft via Attached Ladders, Original Doors to Bedrooms 1, 2, 3 & Bathroom.

**Bedroom 1 with Bay Window** - 12' 3" x 11' 4" (3.73m x 3.45m) Fitted Carpet, uPVC D/g Bay Window to Front, Original Tiled Fireplace, Wall Mounted Radiator, Picture Rail.

**Bedroom 2** - 12' 5" x 11' 8" (3.78m x 3.55m) Stripped Floorboards, uPVC D/g Window to Rear, Wall Mounted Radiator.

**Bedroom 3** - 8' 0" x 6' 9" (2.44m x 2.06m) Fitted Carpet, uPVC D/g Window to Front, Wall Mounted Radiator, Picture Rail.

**Bathroom (Currently Non-Functioning)** - 7' 2" x 6' 3" (2.18m x 1.90m) uPVC D/g Window to Rear, Plumbing Present for Bath, Hand Wash Basin & W.c. Central Heating Pipework Present.

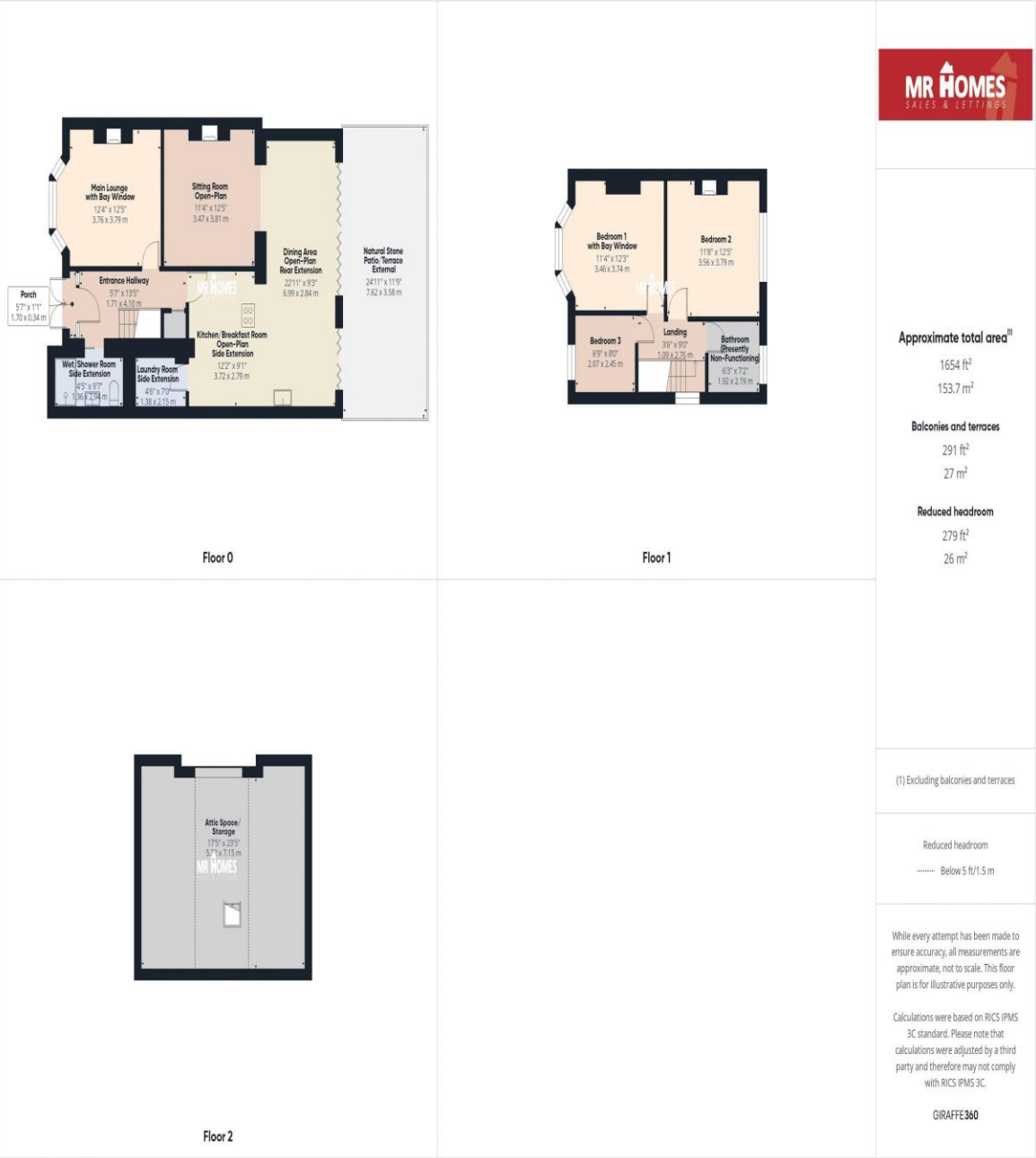
**Private 'Brick-Paved' Driveway to Front**

**Large & Enclosed Rear Garden - SOUTH-FACING**

Outside Up and Down Light Wall Mounted, Lighting, Natural Stone Patio Terrace with Sloping Pathway to a Large Lawned Area. Brick-Paved Pathway to a 2nd Patio which houses the Hot-Tub (Staying) & a Further Lawned Area to the Rear of the Garden. Enclosed by Smooth Finish Walls & Shou Sugi Ban Fencing.



**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.



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