



Everswell Road

| Fairwater | Cardiff | CF5 3DJ

Hern and Crabtree

EVERSWELL ROAD

£300,000



An extended and tastefully presented three bedroom semi-detached house with a generous rear garden and off street parking, located a stone's throw away from Fairwater Green.

The property has been well maintained by the current occupiers and the accommodation briefly comprises: Entrance Hall, Lounge, Dining Room opening into an extended Sitting Area and Kitchen to the ground floor. To the first floor are Three Bedrooms and Four Piece Bathroom Suite. Further benefiting from a generous private garden as well as a garage and off street parking to the front.

Everswell Road is located close to Fairwater Green that offers an array of shops, a café and local amenities. There are also good public transport links to and from Cardiff City Centre. Internal viewings are an absolute must!

Entrance Hall

Entered via a double glazed door to the front, stairs to the first floor with understairs storage, a radiator, wood parquet flooring.

Living Room

13'2 max into bay x 11'7 max
Double glazed bay window to the front, gas fireplace, radiator, wood parquet flooring.

Dining Room

12'4 x 11'
Radiator, wood laminate flooring, archway to the extension and the kitchen

Sitting Area (extension)

8'6 x 5'1
A small sitting area off the dining room, laminate flooring, double glazed French doors to the rear garden.

Kitchen

16'3 x 5'11
Double glazed window to the rear, double-glazed door to the side, kitchen fitted

with a range of wall and base units with worktop over, a four ring gas hob with cooker hood above and oven, stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine and a dishwasher, archway between the kitchen and dining room.

First Floor Landing

Stairs rise up from the entrance hall with wooden handrail and spindles, access to loft space, double glazed window to the side.

Bedroom One

13'4 max x 10'5 max
Double glazed window to front, radiator.

Bedroom Two

12'6 x 10'11 max
Double glazed window to the rear, radiator, picture rail.

Bedroom Three

6'8 x 7'5
Double glazed window to the front, radiator, picture rail.

Bathroom

7'10 x 7'4
Double obscure glazed window to the rear, shower, free standing roll top claw feet bath, w.c and wash hand basin, part tiled wall, heated towel rail, wood laminate flooring.

Rear Garden

Enclosed garden, patio, stone chippings.

Garage

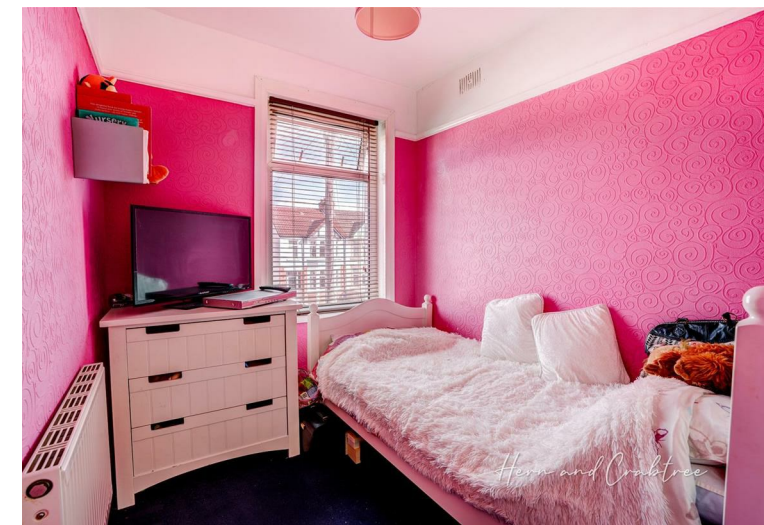
An attached garage.

Front

Low rise wall, lawn, driveway to the side.

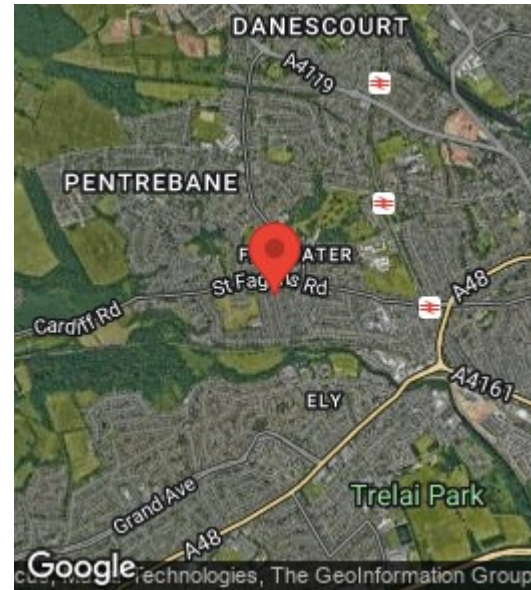
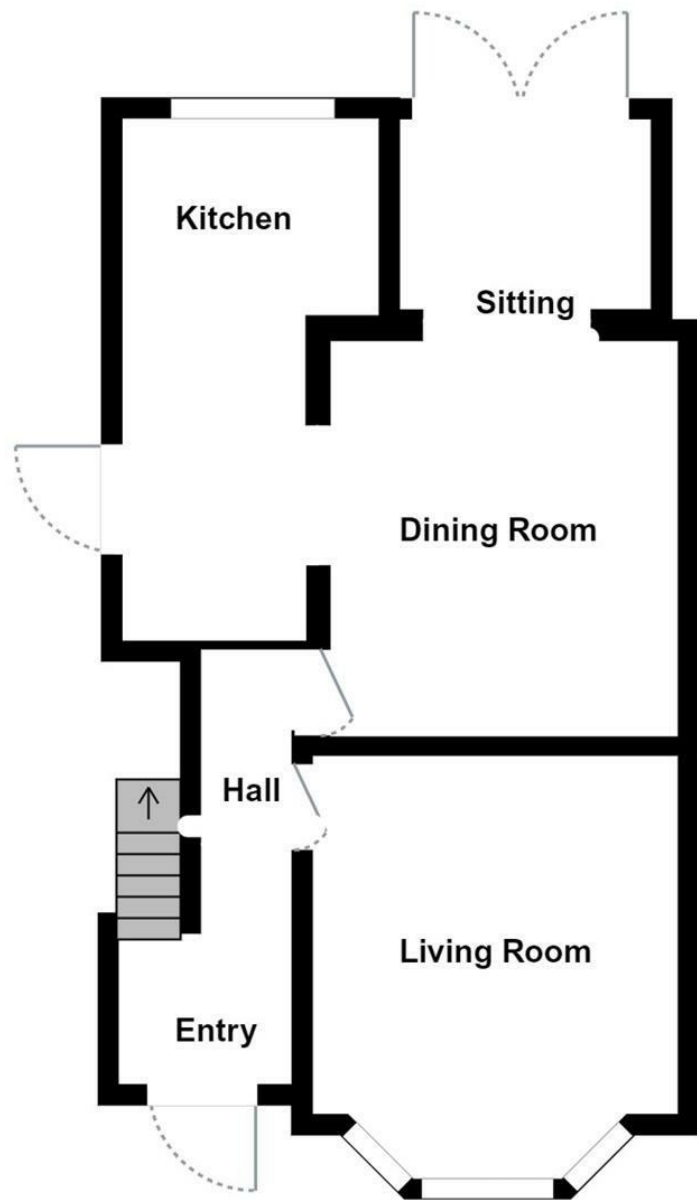
Tenure and Additional Information

We have been advised by the seller that the property is freehold.



Call Hern & Crabtree to arrange a viewing on **02920 555 198**

<https://www.hern-crabtree.co.uk>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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.