



Heol Gwilym

| Fairwater | Cardiff | CF5 3LF

Hern and Crabtree

HEOL GWILYM

Guide Price £340,000



An extended and versatile three bedroom family home. perfectly positioned on this quiet residential street close to the dell and Pwlllemlin shops. Boasting a large double and single story extension to the side, this imposing family home would be perfect for anyone looking to up size with a growing family.

With ample living space, the current accommodation briefly comprises: Entrance Hall, Lounge, Fitted Kitchen, Spacious Inner Lobby/room, Utility Area, Sitting Room and Home Office to the ground floor which could be used as an annexe. To first floor are Three Good Size Bedrooms with an En-Suite Shower Room to the Primary and a Family Bathroom. The property further benefits from a private rear garden as well as having off street parking to the front.

Fairwater offers a good selection of shops, cafes and amenities along with English and Welsh schools close by. There are good public transport links accessing the city centre on hand. Internal viewings are an absolute must!

Entrance Hall

Entered via a double glazed pvc front door, stairs to the first floor, radiator, bamboo wood floor, doors to kitchen, living room and inner hallway.

Downstairs W.C

With w.c, bamboo floor.

Living Room 19'10 x 11'8

Double glazed window to the front and double glazed French doors leading out to the garden, two radiators.

Kitchen

11'3 x 10'8

Double glazed window to the rear, wall and base units with worktop over, a four ring induction hob with cooker hood above and Aeg oven, space for American style fridge/freezer, integrated Bosch dishwasher, one and a half bowl sink and drainer, radiator, understairs storage cupboard, slate tiled floor.

Inner Hall / Dining Room 7'7 x 10'10

Double glazed French doors to the front offering additional access option, radiator, bamboo wood floor.

Utility Room 7'8 x 7'7

Double glazed door leading out to the garden, wall and base units, one and a half bowl Belfast sink and drainer with pull out spray tap, plumbing for a washing machine, space for condensing tumble dryer, extractor fan, tiled floor.

Sitting Room 7'11 x 10'9

Double glazed window to the front, radiator, bamboo wood floor, connecting door to further room.

Office 9'7 x 10'10

Double glazed pvc door to the front, double glazed window to the front and side, radiator, bamboo wood floor.

First Floor Landing

Stairs rise up from the entrance hall, double glazed window to the rear, built in cupboard with Worcester gas combination boiler.

Bedroom One 16'7 max x 12'6 max

Double glazed window to the front and side, two radiators, built in wardrobe, door to en suite.

En Suite 7'5 x 7'

Double obscure glazed window to the rear, corner shower quadrant with plumbed shower, w.c and wash hand basin, underfloor heating, heated towel rail, light up shaver point and mirror, tiled walls and floor.

Bedroom Two 11'7 x 10'5

Double glazed window to the front, radiator, built in wardrobe.

Bedroom Three 9'2 x 8'10

Double glazed window to the rear, radiator.

Bathroom 7' x 5'10 max

Double obscure glazed window to the rear, bath with plumbed shower over and glass screen, w.c and wash hand basin, heated towel rail, tiled walls and floor.

Rear Garden

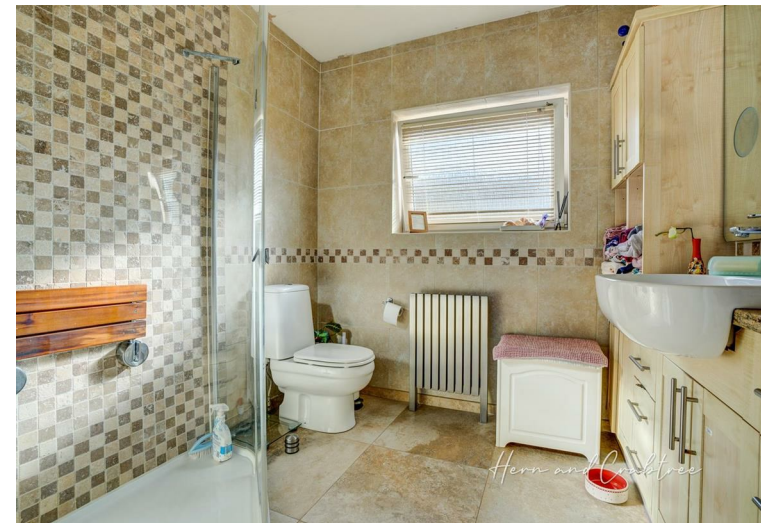
Enclosed garden, mainly laid to lawn, timber framed storage shed, patio.

Front

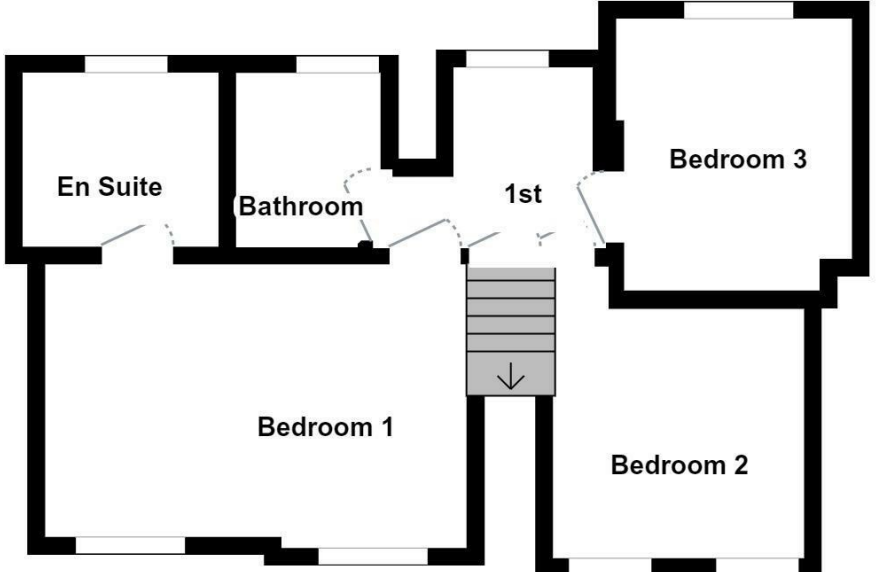
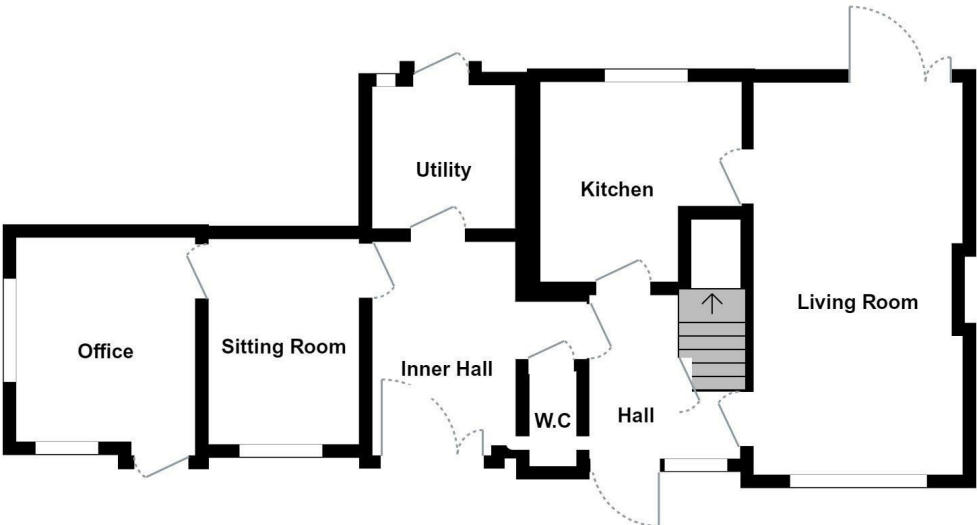
Driveway for up to two vehicles, raised patio, lawn, mature shrubs and flower borders, path and steps to the front door.

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**



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	81
	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.