



# Ashcroft Crescent

| Fairwater | Cardiff | CF5 3RN



# ASHCROFT CRESCENT

Guide Price £230,000



No Chain. Perfectly positioned on one of the most sought after streets in Fairwater. This three bedroom end of terrace home boasts a front and good size rear garden and would make a wonderful family home or first time buy.

Very much a blank canvas and ready for the next occupier to put their own stamp on, the light and airy accommodation briefly comprises: Entrance Hall, a through Dining Room/Living Room, Fitted Kitchen, Utility/Store Room and Cloakroom to the ground floor. To the first floor are Three Good Size Bedrooms and a Bathroom with a separate W.C.

Ashcroft Crescent is set in a prime location and is close to local shops and amenities as well as Fairwater Leisure Centre and Rugby Club. There are very good local schools and also good public transport links to and from Cardiff City Centre. Be quick and book early!

## Entrance Hall

Entered via a double glazed pvc front door, stairs to the first floor with understairs cupboard, radiator.

## Store Room

4'11 7'8  
Housing the utility meters.

## Cloakroom

Double obscure glazed window to the front, fitted with w.c and wash hand basin, radiator.

## Lounge

11'2 x 13'4  
Double glazed sliding patio doors to the garden, radiator, gas fireplace, square arch to dining room.

## Dining Room

9'6 x 12'8  
Double glazed window to the front, gas fireplace.

## Kitchen

10' x 8'1  
Double glazed window to

the rear and double glazed door leads out to the garden, wall and base units with worktop over, space for a gas cooker, Vaillant gas boiler, stainless steel sink and drainer, space and plumbing for further appliances.

## First Floor Landing

Stairs rise up from the hall, access to loft space.

## Bedroom One

11' x 11'8  
Double glazed window to the front, radiator, built in cupboard and an airing cupboard with hot water cylinder.

## Bedroom Two

11'5 max x 11'3 max  
Double glazed window to the rear, radiator, built in wardrobe.

## Bedroom Three

7'8 x 11'11  
Double glazed window to

the side, radiator, built in cupboard.

## Shower Room

6'10 x 6'1  
Double obscure glazed window to the rear, easy access shower with electric shower, wash hand basin, radiator, tiled walls, vinyl floor.

## W.C.

Double obscure glazed window to the rear, w.c, tiled walls, vinyl floor.

## Rear Garden

Enclosed garden, lawn, patio, mature shrubs and flower borders.

## Front

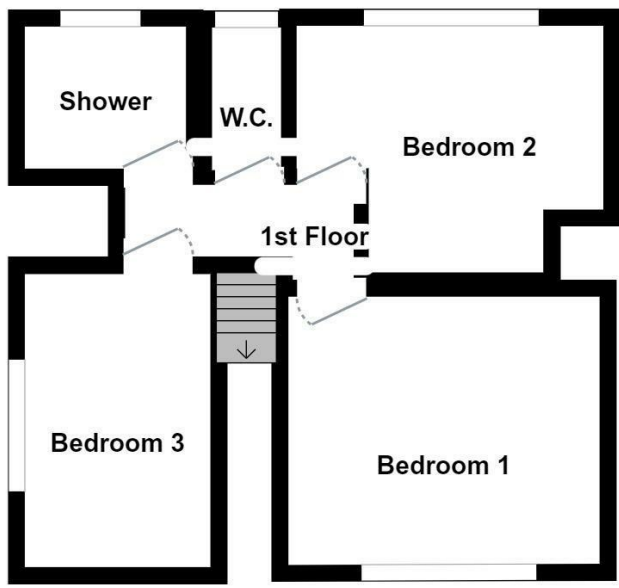
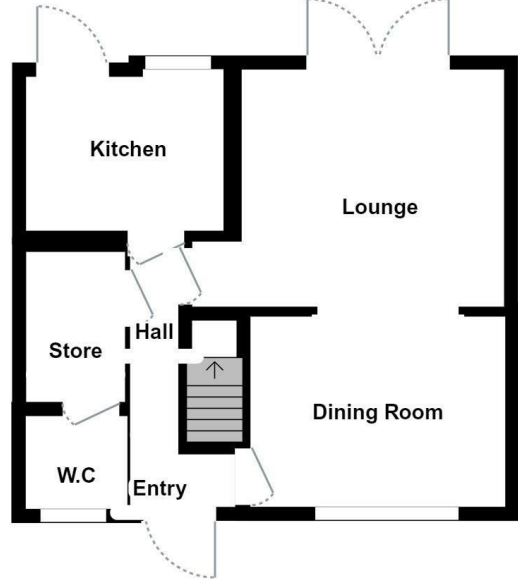
With lawn, mature shrubs and flower borders, pedestrian gate.

## Tenure

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**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC



8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ  
 Tel: 02920 555 198 Email: llandaff@hern-crabtree.co.uk

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



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.