



# Bwlch Road

| Fairwater | Cardiff | CF5 3BX

# BWLCH ROAD

Guide Price £295,000



Steps lead down to a large lawn and concrete path. Mature flower borders. Gate to the side leading to the driveway.

## Garage

Detached single garage with barn-style wooden doors.

## Tenure/Additional Information

We have been advised by the vendor that the property is Freehold.  
Council Tax - D  
Epc - D

Placed on this popular tree lined street in Fairwater is this stylish and well presented three bedroom semi-detached house with a generous size rear garden.

Well proportioned throughout, the accommodation briefly comprises: Entrance Hall, Lounge, Sitting Room and Fitted Kitchen to the ground floor. To the first floor are Three Bedrooms and a Family Bathroom. The property further benefits from a good size sunny aspect rear garden as well as off street parking and a single garage.

Bwlch Road is perfectly placed within walking distance of Fairwater Green and offers a good selection of local cafés, shops and amenities. There are excellent public transport links to hand via road and rail. Internal viewings are a must!

## Entrance

Storm porch to the front. Entered via a double-glazed obscure door with matching windows into the hallway.

## Hallway

Stairs to the first floor with understairs storage cupboard. Wood laminate flooring. Radiator.

## Living Room

13'6" max x 11'6" max  
Double-glazed pvc bay window to the front. Wood laminate flooring. Radiator. Gas fireplace with surround. Coved ceiling.

## Sitting Room

10'11" max x 12'5" max  
Double-glazed sliding patio door to the rear. Wood laminate flooring.

## Kitchen

14'9" max x 7'7" max  
Double-glazed window to the side and rear. Double-glazed door to the rear

garden. The kitchen is fitted with wall and base units and worktops. Space and plumbing for washing machine and dishwasher. Space for fridge and gas cooker. Radiator. Luxury vinyl floor.

## FIRST FLOOR

Stairs rise up from the entrance hall with wooden handrails and spindles.

## Landing

Double-glazed obscure window to the side. Loft access hatch. Wooden banister.

## Bedroom One

13'5" x 10'6"  
Double-glazed bay window to the front. Radiator. Wood laminate flooring.

## Bedroom Two

12'7" x 11' max  
Double-glazed window to the rear. Radiator. Wood laminate flooring.

## Bedroom Three

6'7" x 8'3"  
Double-glazed window to the front. Radiator. Wood laminate flooring.

## Bathroom

6' x 7'4"  
Obscure double-glazed window to the rear. Bath with plumbed shower over and glass splash back. W/c and wash hand basin. Heated towel rail. Mirrored vanity cupboard. Tiled floor. Airing Cupboard with gas Baxi combination boiler.

## OUTSIDE

### Front

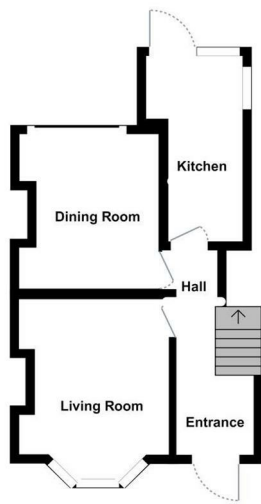
Off-street parking driveway with block paved hardstand. The driveway continues to the side with a shared wrought iron gate. Cold water tap.

### Rear Garden

Split-level garden with a paved patio sitting area.

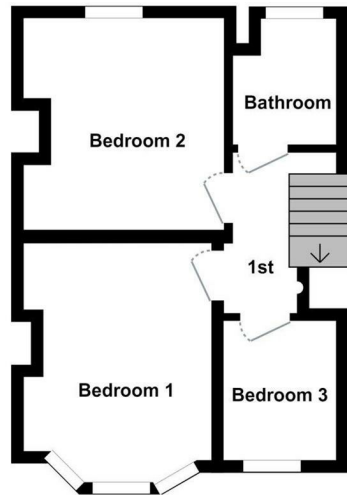


Call Hern & Crabtree to arrange a viewing on **02920 555 198**



For illustration purposes only. Not to scale.

Ground Floor



For illustration purposes only. Not to scale.

First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.