



Cartwright Lane

| Fairwater | Cardiff | CF5 3DD

CARTWRIGHT LANE

Guide Price £325,000



No Chain! A greatly extended four bedroom semi-detached house placed a stones throw away from Fairwater Green. In need of modernisation but offering excellent potential, this generous size property would be perfect for a growing family.

With excellent, light, spacious and versatile living space, the accommodation briefly comprises: Entrance Hall, Cloakroom, Lounge, Extended Sitting Room with doors onto the Garden and Kitchen/Diner to the ground floor. To the first floor are Four Good Size Bedrooms and a four piece Family Bathroom. Furthermore, there are stairs rising to a part converted loft room as well as having access to ample storage. The property further benefits from a sizable enclosed rear garden, as well as having off street parking to the front and access to a single garage/store.

Cartwright Lane is located adjacent to Fairwater Green that offers an array of shops, a café, a pub and local amenities. There are also good public transport links via bus and rail to and from Cardiff City Centre. Internal viewings are an absolute must!

Entrance Hall

Entered via a double obscure glazed upvc front door with window to the side, panelled radiator, telephone point, stairs to the first floor with understairs storage housing the utility meters.

Cloakroom

Situated under the stairs, a low level w.c and a wash hand basin.

Lounge

10'08 into recess x 13'04 into bay

Double glazed bay window to the front, panelled radiator, power points, TV point, gas fire point, fitted electric fire with brick surround and hearth.

Sitting Room

20'02 x 10'03 max

An extension - double glazed sliding patio doors leading to the rear garden,

panelled radiator, power points, wall lights, gas fire with brick surround.

Kitchen/Diner

16'06 max x 11'08

Fitted with a range of wall and base units with worktop over, a four ring gas hob with cooker hood above, integrated electric grill and oven, one and a half bowl sink and drainer with a mixer tap, space for fridge/freezer, space and plumbing for a washing machine, space for table and chairs, part tiled walls, power points, panelled radiator, two double glazed windows to the rear, double glazed upvc door to the garden.

First Floor Landing

Stairs rise up from the entrance hall, airing cupboard with slatted shelving and housing the hot water tank, doors to all rooms.

Bedroom One

14'09 to wardrobes x 13'05 max into bay

Double glazed bay window to the front and additional double glazed window, power points and telephone point, built in wardrobes with hanging rail and shelving.

Bedroom Two (extension)

20' x 9'04 max

Double glazed window to the rear, panelled radiator, power points, built in wardrobes with hanging rail, shelving and overhead storage.

Bedroom Three

6'11 x 12'08

Double glazed window to the front, panelled radiator, power points, built in wardrobe with hanging rail, shelving and overhead storage.

Bedroom Four

8'03 x 16'10

Double glazed window to the rear, panelled radiator, power points, stairs to the loft room.

Bathroom

Fitted with a three piece suite in white comprising panelled bath, shower cubicle with shower, a low level w.c and wash hand basin, panelled radiator, fully tiled walls, double obscure glazed window to the rear.

Loft

Stairs rise up from bedroom four, light and boarded loft for storage.

Rear Garden

Enclosed garden with brick wall, mature shrubs and flowers, paved patio, pathway, lawn.

Garage

Integral garage with double doors.

Front

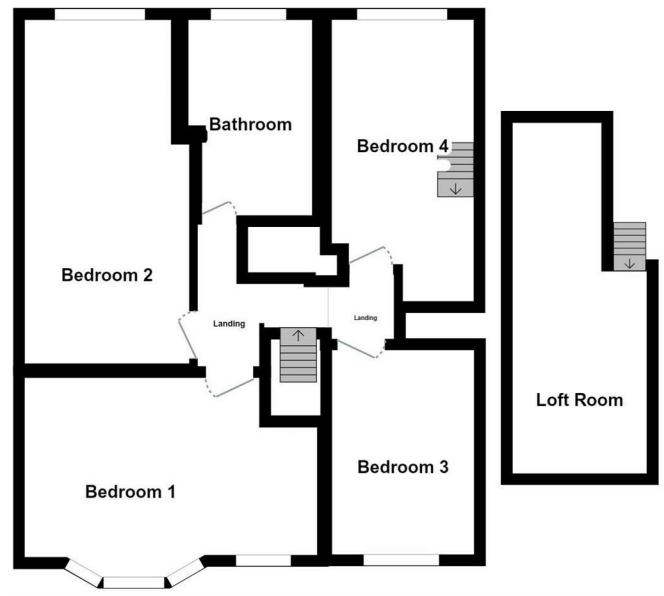
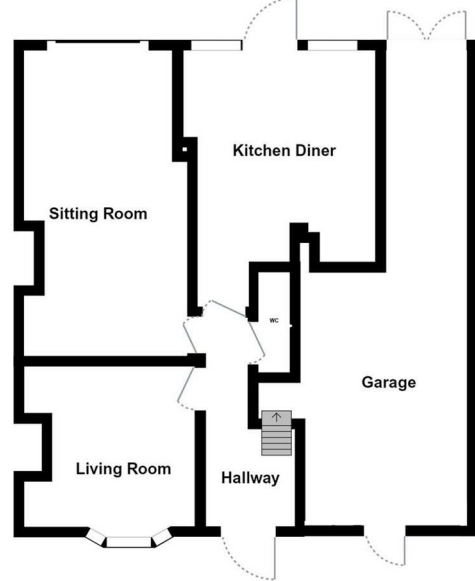
Hardstanding, crazy paving.

Tenure

We have been advised by the seller that the property is freehold and the council tax band is E.



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		83
(69-80) C		
(55-68) D	59	
(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.