



Bwlch Road

| Fairwater | Cardiff | CF5 3EE



BWLCH ROAD

Offers In Excess Of £365,000



OUTSIDE

Front

Off-street parking with a block paved driveway for at least two vehicles. Path to the side leading to the rear garden and garage.

Rear

Large enclosed rear garden with paved patio and lawn. Timber fencing. Three greenhouses. Vegetable plot. Detached purpose-built storage shed. Gate to the side leading out to the driveway. Outside light. Mature flowers and shrubs.

Garage

Detached garage.

Additional Information

We have been advised by the

vendor that the property is Freehold.
Council tax - E
Epc -

Simply stunning. An extended three bedroom semi-detached house that has been completely transformed by the current owners. With a fantastic open plan kitchen/diner taking centre stage and opening out onto the wonderful size rear garden, this property will sure to be popular.

Ready for the next occupier to move straight in, the light and spacious accommodation briefly comprises: Entrance Hall, Lounge, Large Sitting Room and an Open Plan Kitchen/Diner with a Utility Area/Cloakroom to the ground floor. To the first floor are Three Bedrooms and a modern fitted Shower Room. The property further benefits from a excellent size, sunny rear garden that benefits from a veg patch and green house as well as having a single garage and off street parking to front.

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

Entered via a double-glazed composite to the front with a matching window.

Entrance Hall

Stairs to the first floor with refitted aluminium and wood handrail. Understairs storage cupboard. Tiled floor. Vertical radiator.

Lounge

10'7" x 13'4" max into the bay
Double-glazed bay window to the front. Radiator. Gas fireplace and surround.

Sitting Room

16'7" max x 12'8" max
Double-glazed window to the side and double-glazed sliding patio door to the kitchen/diner. Gas fireplace and surround. Radiator. Matching tiled floor from the hallway.

Kitchen/Diner

18'3" max x 15'7"
Double-glazed French doors

to the rear garden and double-glazed window. Two skylight windows The kitchen is fitted with wall and base units with complimentary Granite worktops. Breakfast bar. Integrated stainless steel sink. Integrated full-length dishwasher. Space for a gas range cooker with a range master cooker hood over and tiled splash back. Integrated fridge freezer. Matching tiled floor. Vertical radiator. Contemporary cast iron wood burning stove set on a slate hearth. Door to a utility/cloakroom.

Utility/Cloakroom

Space and plumbing for washing machine. Space for tumble dryer. W/c and vanity wash hand basin. Tiled floor. Countertop. Sensor light.

FIRST FLOOR

Stairs from the entrance hall. Double-glazed window to the side.

Landing

Matching wood and aluminium bannister. Loft access hatch.

Bedroom One

13'4" x 8'3" to wardrobe
Double-glazed bay window to the front/. Fitted sliding wardrobes. Radiator.

Bedroom Two

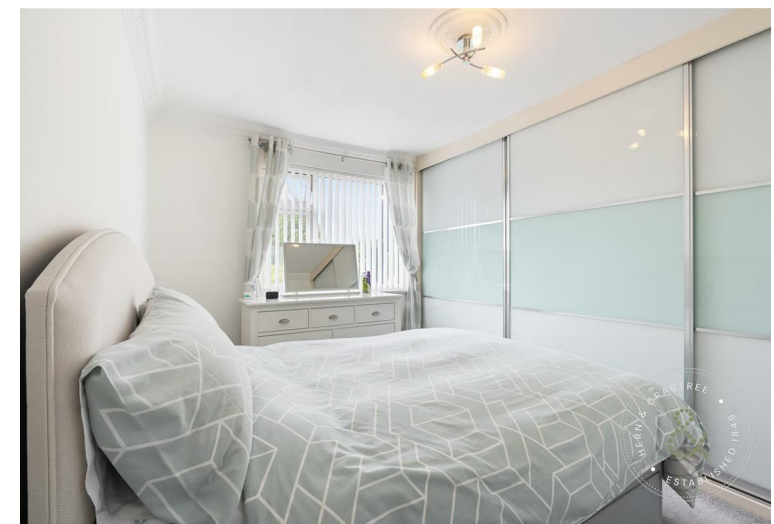
8'4" to wardrobe x 12'5"
Double-glazed window to the rear. Fitted sliding wardrobes housing gas c/h boiler. Radiator.

Bedroom Three

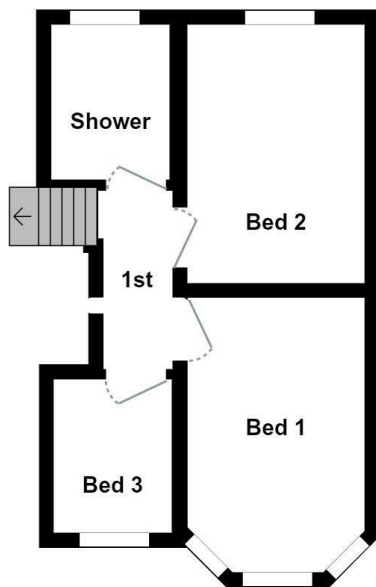
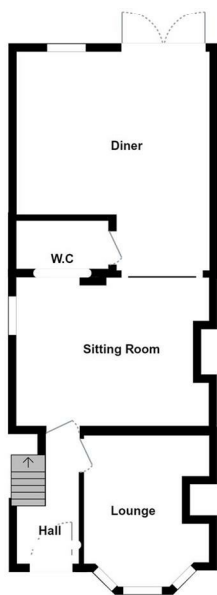
5'10 x 7'6"
Double-glazed window to the front. Radiator. Fitted wardrobes.

Shower Room

7'3" x 5'10"
Obscure double-glazed window to the rear. Walk-in shower, w/c and vanity wash hand basin. Tiled walls and floor. Mirrored vanity cupboard. Heated towel rail.



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		
	73	83
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.