



Cartwright Lane

| Fairwater | Cardiff | CF5 3DB



CARTWRIGHT LANE

Guide Price £265,000



No Chain! Placed on this popular street, adjacent to Fairwater Gree is this traditional, three bedroom semi-detached house with a fantastic size rear garden. In need of some modernisation but offering excellent potential, this really could make a wonderful family home.

The accommodation briefly comprises: Entrance Hall, Open plan Lounge/Diner opening into an Kitchen to the ground floor. To the first floor are Three Bedrooms and a Shower Room. The property further benefits from a generous rear garden, a garage as well as off street parking to the front.

Cartwright Lane 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 Hall

Entered via a double glazed front door with obscure windows to the front, radiator, coved ceiling, and stairs to the first floor with understairs storage.

Lounge

26'3 x 10'10

Double glazed window to the front, double glazed patio doors to the rear, radiator, coved ceiling, archway to kitchen.

Kitchen

14' x 5'8

Fitted with wall and base units with worktop over, four ring electric hob with cooker hood above, and electric oven and grill, space for a fridge/freezer, one and a half bowl sink and drainer, radiator, cork walls, laminate floor, double glazed window to the side, single glazed door to the rear garden.

utility Area

Space and plumbing for a washing machine and tumble dryer, w.c.

First Floor Landing

Stairs rise up from the hall, double obscure glazed window to the side, access to loft space.

Bedroom One

13'3 x 8'1

Double glazed bay window to the front, radiator, fitted wardrobes.

Bedroom Two

12'5 x 10'1 max

Double glazed window to the rear, radiator.

Bedroom Three

6'2 x 7'9

Double glazed window to the front, radiator, combination boiler.

Bathroom

6'1 x 7'3

Double glazed window to

the rear, corner shower, w.c, bidet and wash hand basin, radiator, heated towel rail, tiled walls, laminate flooring.

Rea Garden

With patio and lawn area, mature plants, greenhouse and garden shed.

Garage

Front

Parking for two vehicles.

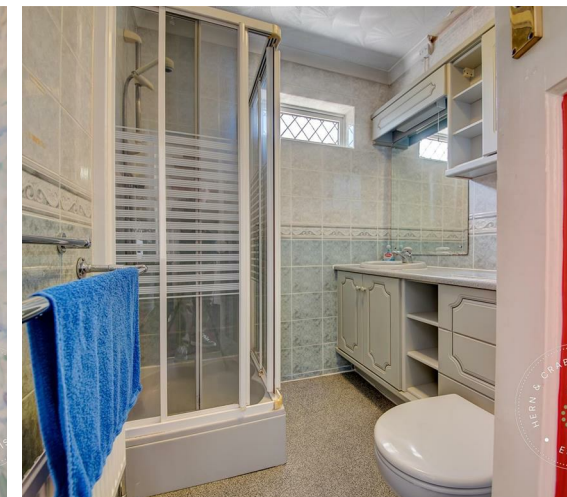
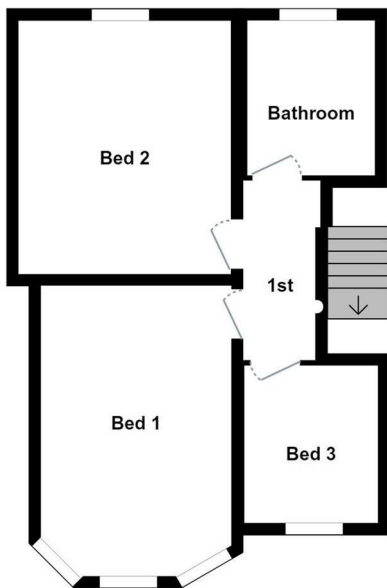
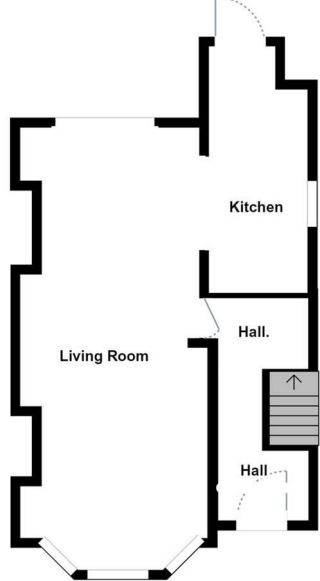
Tenure and additional information

We have been advised by the seller that the property is freehold and the Council Tax band is D.



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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	64	
(55-68) D		
(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.