



Everswell Road

| Fairwater | Cardiff | CF5 3DJ



# EVERSWELL ROAD

Guide Price £325,000



## Front

Driveway for up to three vehicles.

## Rear

Good size South West facing rear garden with low walls and wooden fencing. Paved patio area and Astroturf lawn. Cold water tap. Power. Concrete Storage. Utility room with plumbing and electricity.

## Additional Information

We have been advised by the seller that the property is freehold and the council tax band is TBC. We have been advised that a new boiler was installed August 2024.

No chain. A stylish and extended three bedroom semi-detached house placed on this popular street in Fairwater, within close proximity of the green. Modernised to a high standard throughout, this would make a perfect first time buy or family home.

The light and spacious accommodation briefly comprises of: entrance hall, living room, open plan kitchen/dining/sitting area and shower room to the ground floor. To the first floor are three bedrooms and the family bathroom. The front of the property boasts ample parking and to the rear is a large landscaped garden and brick built shed.

Everswell Road is located close to Fairwater Green that offers an array of shops, a café and local amenities. There are also good public transport links to and from Cardiff City Centre. Internal viewings are an absolute must!

## Entrance

Entered via a double-glazed composite with obscure double-glazed windows to the side into the hallway.

## Hallway

Stairs to the first floor. Covered ceiling. Radiator. Understairs storage cupboard.

## Lounge

10'9" x 12'9"

Double-glazed bay window to the front. Radiator. Covered ceiling. Recess into the chimney with a wooden mantle beam.

## Dining Area

19'4" x 7'9" max

Dining area with double-glazed French doors to the rear. Skylight window. Covered ceiling. Hardwood floor. Radiator. Opening to the fitted kitchen.

## Kitchen

11'9" x 5'11"

Double-glazed windows to the side. Coved ceiling. The kitchen is fitted with wall and base units and worktops. Island with aluminium sink and mixer tap. Electric hob with extractor fan and glass splash back. Integrated microwave and over. Integrated fridge/freezer. Space and plumbing for a washing machine. Continuation of hardwood floor.

## Wet room

7'5" x 4'5"

Obscure double-glazed window to the side. Fully tiled. Shower, W/c and wash hand basin. Heated towel rail.

## FIRST FLOOR

Stairs from the first floor with glass bannister.

## Landing

Obscure double-glazed window to the side. Loft hatch.

## Bedroom One

10'2" x 12'8"

Double-glazed bay window to the front. Radiator.

## Bedroom Two

10'2" x 12'7"

Double-glazed window to the rear. Radiator. Built-in wardrobe.

## Bedroom Three

5'11" x 7'6"

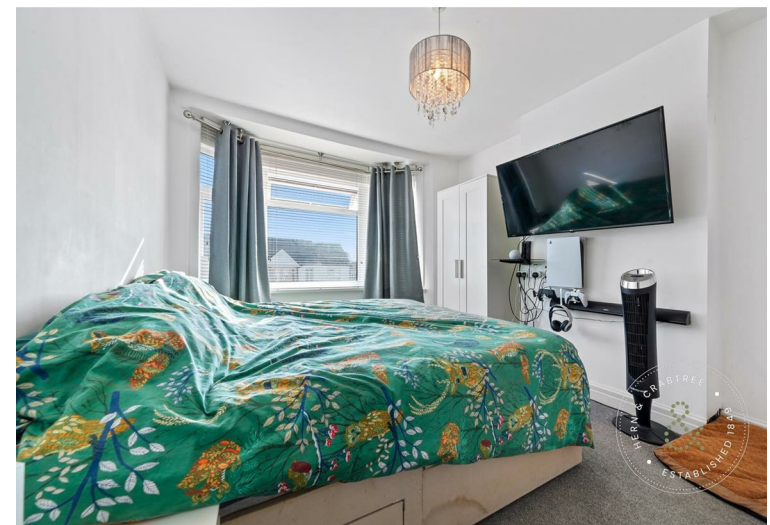
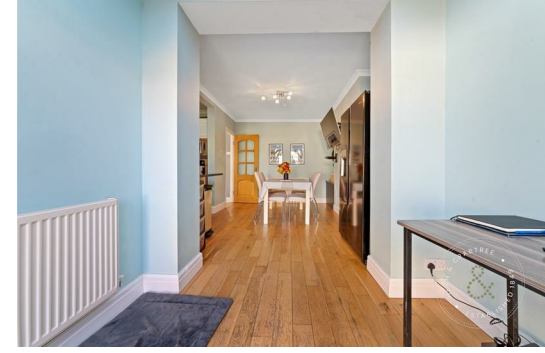
Double-glazed window to the front. Radiator.

## Bathroom

7'2" x 5'9" max

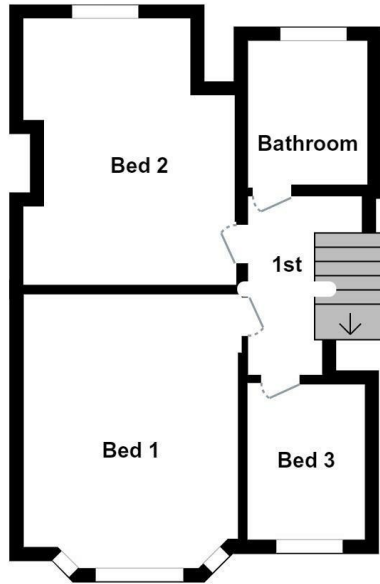
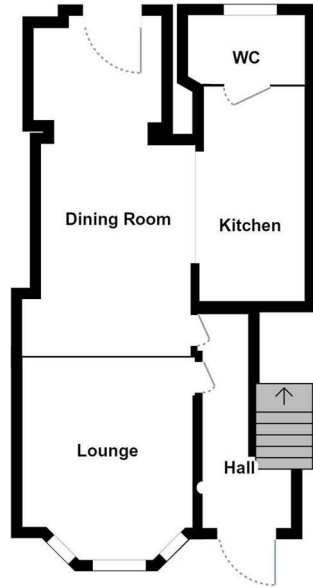
Obscure double-glazed window to the rear. Bath, w/c and wash hand basin. Heated towel rail. Tiled walls. Laminate walls.

## OUTSIDE



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

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



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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>



**Hern & Crabtree**

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.