

# Berry Place

| Fairwater | Cardiff | CF5 3LQ



# BERRY PLACE

Offers In Excess Of £230,000



Placed on this quiet no through road in Fairwater is this spacious three double bedroom semi-detached house. Located close to Fairwater Leisure Centre, Poplar Park and local shops, this would make a perfect family home or for a first time buyer.

The light and spacious living accommodation briefly comprises: Spacious entrance hallway, cloakroom, lounge, dining room with french doors to rear garden and opening to the fitted kitchen to the ground floor. To the first floor are three good sized bedrooms and a family bathroom. The property further benefits from a grass area to the front as well as having a low maintenance rear garden with brick built storage and rear access.

The property is situated in the popular suburb of Fairwater with a variety of local amenities and public houses. There are regular bus and train services and the property is within easy commuting distance of Cardiff City Centre. There are also excellent schools at all levels within walking distance.

## Entrance

Entered via composite front door, radiator, laminate floor, stairs to the first floor.

## Downstairs Cloakroom

Obscure window to the side, w.c, tiled floor.

## Lounge

11' x 11'8

Double glazed window to the front, radiator, laminate flooring.

## Dining Room

12'10 x 12'8

Double glazed patio doors to the rear, electric fireplace, radiator, tiled floor.

## Kitchen

8'2 x 9'5

Double glazed window to the rear, wall and base units with worktop over, stainless steel sink and drainer, a four ring gas hob and electric oven, integrated fridge/freezer, space and plumbing for a washing machine, tiled floor.

## First Floor Landing

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

## Bedroom One

13'6 x 11'10 max

Double glazed window to the front, radiator.

## Bedroom Two

10'3 x 11'2

Double glazed window to the front, radiator.

## Bedroom Three

8'5 x 9'

Double glazed window to the rear, radiator, laminate flooring.

## Bathroom

6'2 x 5'7

Double obscure glazed window to the side, bath with Mira power shower over, w.c and wash hand basin, tiled walls.

## Rear

Paved courtyard, garden shed with power, timber fence and wall.

## Front

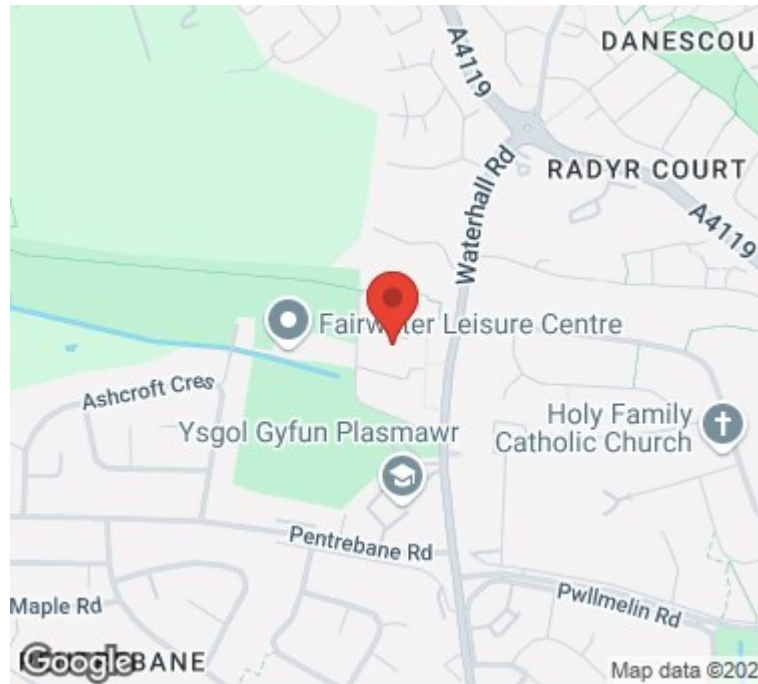
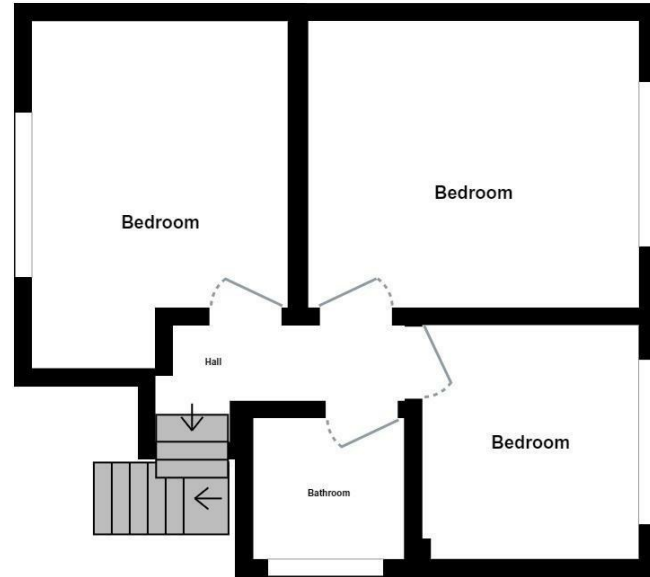
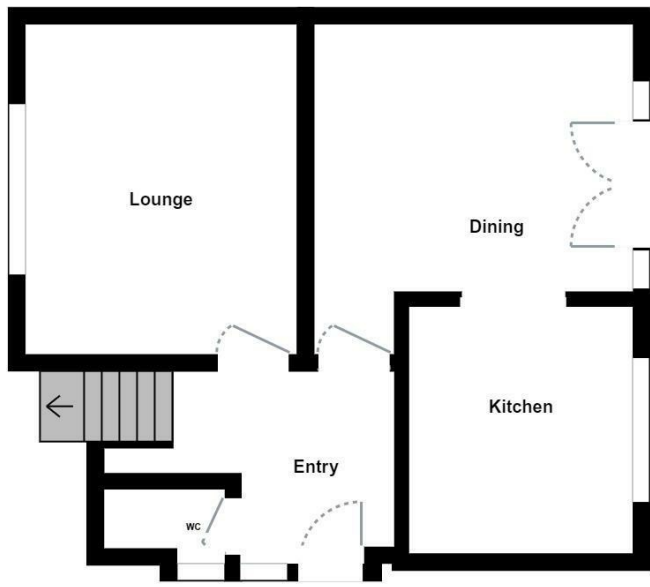
Paved area, gate to rear.

## 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**



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>68</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(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	



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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.