

Gorse Place

FAIRWATER, CARDIFF, CF5 3PD

OFFERS IN EXCESS OF £270,000

**Hern &
Crabtree**



Gorse Place

Tastefully presented and recently refurbished three double bedroom mid-terrace house located on Gorse Place in Fairwater. With light and spacious living, the accommodation briefly comprises: Entrance Porch, open plan Hallway to a newly fitted kitchen, Lounge with Patio Doors out to the Rear Garden. To the first floor are Three Double Bedrooms with an Bathroom and separate W.C. The property further benefits from a private rear garden and off street parking for two cars. Gorse Place is located within close proximity to Fairwater Green that offers an array of shops, café and local amenities. There are also good public transport links to and from Cardiff City Centre. Sure to be popular, book early!



1079.00 sq ft

Entrance Porch

7'10" x 3'11"

Composite door. Double glazed windows to the front and side. Laminate flooring.

Open plan Hallway

Stairs to the first floor with understairs storage. Vertical radiator.

Sitting Room

12'9" x 9'10"

Double glazed window to the front. Built in shelving into the alcoves. Electric wood burner with fireplace surround. Radiator.

Kitchen/Diner

22' x 9'10"

Open plan kitchen/diner. The kitchen is fitted with wall and base units with worktops. Sink and drainer. Tiled splashbacks. Integrated four ring electric hob, oven and grill. Integrated dishwasher, tumble dryer and fridge and freezer. Double glazed window to the rear and French doors to the rear. Tiled floors.

Lounge

13'1" x 11'7"

Double glazed Patio doors to the rear. Coved ceiling. Radiator. Media wall unit and electric fire to the chimney breast.

FIRST FLOOR

Stairs from the entrance hall.

Landing

Loft access hatch.

Bedroom One

12'11" x 10'7"

Double glazed windows to the front. Radiator. Two separate built-in cupboards.

Bedroom Two

10'9" x 13'6"

Double glazed window to the rear. Radiator. Coved ceiling.

Bedroom Three

11'8" x 7'9"

Double glazed windows to the front. Radiator. Coved ceiling. Built in wardrobe.

Bathroom

9'6" x 6'2"

Obscure double glazed window to the rear. Walk in shower, Bath, W/c and vanity wash hand basin. Tiled walls. Laminate flooring. Heated towel rail.

OUTSIDE

Rear Garden

Enclosed rear garden with timber frame fencing. Paved patio sitting area and Astro turf lawn. Raised area with wooden decking. Wooden Bar to the rear. Gravel path to the side. Fir tree. Cold water tap.

Front

Block paved off street parking for two vehicles. Grass area.

Additional Information

We have been advised by the vendor that the property is Freehold.

Epc - D

Council Tax - D

Disclaimer


The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations.

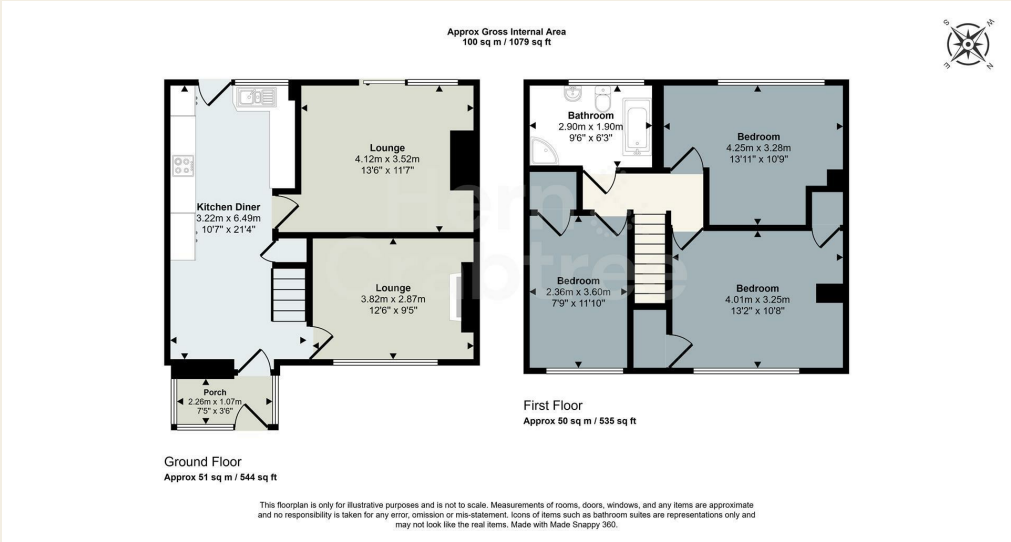
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Hern & Crabtree

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