

Fairways Crescent

FAIRWATER, CARDIFF, CF5 3EA

GUIDE PRICE £299,950

**Hern &
Crabtree**



Fairways Crescent

A tastefully presented, traditional semi-detached house placed on this popular residential street in Fairwater. With open plan living, a modern kitchen & bathroom along with a generous garden this home is sure to be popular.

Briefly comprising: Entrance Hall, Lounge, Open Kitchen/Diner with french doors onto the Rear Garden, a Utility Area and W.C to the ground floor. To the first floor are Three Bedrooms and a modern family Bathroom. The property further benefits from a generous rear garden with views of the open field behind and off street parking to the front.

Fairways Crescent 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!



850.00 sq ft

Reception Hall

The property is entered through a wood panelled front door to the reception hall with large windows to the side and above offering good light into the hallway. Column style radiator. Staircase rising to the first floor with newel post and spindles. Door to understairs storage cupboard. Feature wood block flooring. Smooth plastered ceiling. Coving to the ceiling. Doors give access to the lounge and open plan kitchen/ dining room.

Lounge

12'7" x 10'5" max

Double glazed bay window to the front elevation. Feature wood block flooring. Smooth plastered ceiling. Coving to the ceiling. Feature inset fireplace with brick inset and tiled hearth. Radiator.

Open Plan Kitchen/Dining Room

An open plan kitchen/ dining room.

Kitchen area

12'1" x 5'2"

Double glazed obscure window to the side elevation. A range of matching wall and base units with white panelled doors and wood effect work surfaces over. Inset ceramic sink unit with mixer tap. Integrated dishwasher. Space for fridge freezer. Built in oven and grill with four ring gas hob and extractor fan above. Walls are part tiled. A feature kitchen island with storage offers additional work space and connects the kitchen / dining areas well. Electric underfloor heating.

Dining area

10'10" x 13'

Feature wood block flooring. Double glazed double opening french doors to the rear elevation giving access to the garden. Feature fireplace. Smooth plastered ceiling. Coving to the ceiling. Fitted shelving. Radiator.

Utility room

3'11" x 4'9"

Door to the rear elevation giving access to the garden. Door to the ground floor cloakroom. Fitted with a laminate work top. Plumbing for washing machine. Tiled splashback. Fitted shelving. Tiled flooring. Smooth plastered ceiling. Coving to the ceiling.

Cloakroom

4' x 2'3"

A modern two piece suite in white comprising: close coupled WC and wash hand basin. Walls are part tiled. Smooth plastered ceiling. Coving to the ceiling. Obscure glazed window to the side elevation. Tiled flooring.

Landing

Double glazed window to the side elevation. Access to the loft space. Doors to all bedrooms and bathroom.

Bedroom one

10'3" x 12'7"

Double glazed window to the front elevation. Radiator. Smooth plastered ceiling. Coving to the ceiling. Alcoves ideal for furniture.

Bedroom two

13'4" x 10'3"

A good size second double bedroom. Double glazed window to the rear elevation with aspect to the garden. Smooth plastered ceiling. Coving to the ceiling. Radiator. Cupboard housing boiler.

Bedroom three

5'11" x 7'1"

Double glazed window to the front elevation. Radiator. Power points.

Family bathroom

7'1" x 5'8"

A modern three piece suite in white comprising: p shaped bath with mains pressure shower over, wash hand basin set into vanity unit with storage cupboards and WC with hidden cistern. Walls are tiled. Heated towel radiator. Double glazed obscure window to the rear elevation. Smooth plastered ceiling. Spotlights to the ceiling. Extractor. Tiled flooring.

Outside

Front

To the front of the property is a lawned garden and driveway laid to chippings providing off road parking.

Rear

The rear garden is of good size and laid mainly to lawn. Raised beds. Timber fencing. The garden is enclosed by timber fencing and brick walling. Outbuilding. Access to the front of the property.

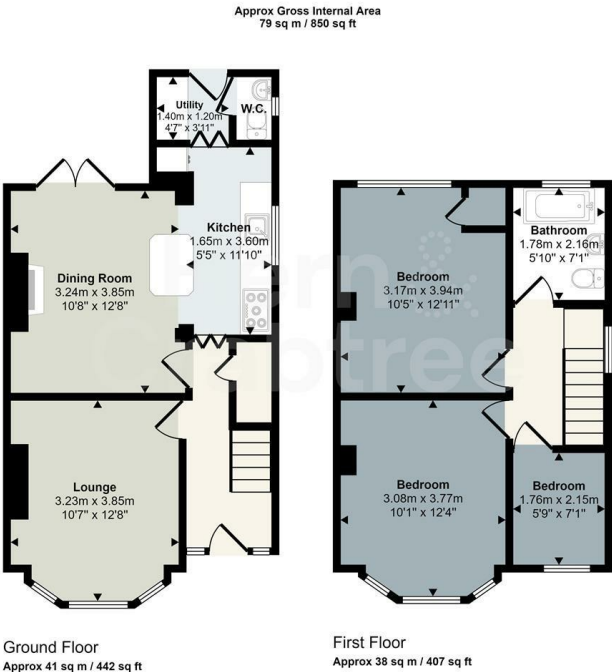
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