

Bwlch Road

FAIRWATER, CARDIFF, CF5 3EE

GUIDE PRICE £280,000

**Hern &
Crabtree**

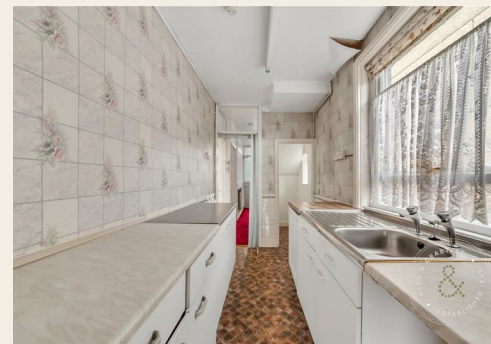


Bwlch Road

No Chain! A traditional three bedroom semi-detached house located on this tree lined street in Fariwater. In need of modernisation throughout but offering excellent potential and with a fantastic size rear garden with potential to extend (STPP), this would make a perfect family home.

The accommodation briefly comprises: Entrance Hall, Lounge, Dining Room, Fitted Kitchen and W.C to the ground floor. To the first floor are Three Bedrooms and a family Bathroom. The property further benefits from a generous size rear garden with a storage area and off street parking to the front.

Bwlch Road 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!



891.00 sq ft

Entrance

Entered via a double glazed door into a small porch area'

Porch

Glazed door with matching windows into the entrance hall.

Hallway

Stairs to the first floor. Radiator.

Lounge

13'05" x 10'8"

Double glazed window to the front. Radiator. Alcove for electric fire.

Dining Room

13' x 10'02" into alcove

Double glazed window to the rear, Wall mounted electric fire.

Kitchen

12'01" x 5'09"

Galley style kitchen with a double glazed window to the side and double glazed door to a cloakroom and larder. The kitchen is fitted with base units and worktops. Stainless steel sink and drainer. Understairs storage. Wall mounted boiler. Space and plumbing for a washing machine and space for cooker. Vinly flooring. Door to:

W/c and Larder

Steps down to a cloakroom with a w/c and double glazed window to the side. Larder/storage cupboard. Aluminium glazed door to the rear.

FIRST FLOOR

Stairs from the entrance hall with hand rail.

Landing

Double glazed window to the side. Loft access hatch. Doors to all rooms.

Bedroom One

10'02" x 13'05"

Double glazed window to the front. Radiator. Picture rail.

Bedroom Two

12'05" x 10'04" max

Double glazed window to the rear. Picture rail, Radiator.

Bedroom Three

7'05" x 5'11"

Double glazed window to the front. Picture rail.

Bathroom

Obscure double glazed window to the rear. Bath, w/c and pedestal wash hand basin. Part tiled walls. Wall heater and radiator. Cupboard housing immersion tank. Vinyl flooring.

OUTSIDE

Front

Drop kerb off street parking. Block paved front garden with a low rise wall and Gates.

Rear Garden

Good size rear garden. Mainly laid to lawn with mature shrubs and trees. Pedestrian door access to a garage/Storage. Access to the front.

Garage/Storage

Single garage with windows and pedestrian door.

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Tenure/Council Tax

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

Council Tax - D

Epc -

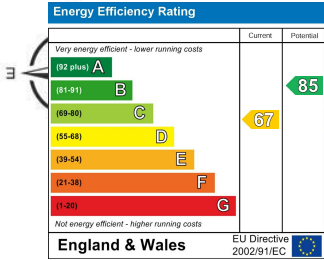
Additional information

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**Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. **







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☎ 02920 555 198 ✉ llandaff@hern-crabtree.co.uk ▶ hern-crabtree.co.uk 📍 8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ

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