

Reardon Smith Court

FAIRWATER, CARDIFF, CF5 3JD

GUIDE PRICE £325,000

**Hern &
Crabtree**



Reardon Smith Court

No Chain. Perfectly positioned within the popular development of Reardon Smith Court in Fairwater, this impressive three-bedroom mid-terrace townhouse offers spacious and versatile living across three well-planned floors.

The accommodation briefly comprises:: Entrance Hall, Shower Room, versatile Bedroom Three/Sitting Room, and a practical Utility Room. To the first floor is an open-plan Kitchen/Diner and a generous Lounge with a charming Juliette balcony. Furthermore there are stairs rising to the top floor that has two well-proportioned Bedrooms, including a Master with En-Suite, and a Family Bathroom. The property further benefits from an enclosed rear garden as well as having off street parking and a single garage to the front.

Reardon Smith Court is located a stone's throw away from Fairwater Green that 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!



1186.00 sq ft

Entrance

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

Bathroom

10'6 x 3'5

Double obscure glazed window to the front, walk-in shower, w.c and wash hand basin, radiator, tiled floor.

Bedroom Four

8'6 x 11'2

Double glazed window to the rear, radiator.

Utility Room

7'9 x 7'11

Double glazed window to the rear, sink and drainer, combination boiler, plumbing for a washing machine, radiator, tiled floor, door to the rear.

First Floor Landing

Stairs rise up from the ground floor, stairs to the second floor.

Living Room

17' x 14' max

Two double-glazed windows to the front, two radiators.

Kitchen/Diner

16'11 x 12'2 max

Double glazed windows to the rear, radiator, kitchen fitted with wall and base units with worktop over, one and a half stainless steel sink and drainer, a four ring gas hob and electric oven beneath, space for a dishwasher.

Second Floor

Stairs rise up from the first-floor landing, airing cupboard, and access to loft space.

Bedroom One

10'11 x 13'1

Double glazed window to the front, radiator, built-in wardrobe.

En Suite

3'6 x 8'5

Double obscure glazed window to the front, walk in shower, w.c and wash hand basin, radiator, tiled walls.

Bedroom Two

11'1 x 9'2

Double glazed window to the rear, radiator, built in cupboards.

Bathroom

7'5 x 7'11

Double obscure glazed window to the rear, bath, w.c and wash hand basin, radiator.

Rear Garden

Enclosed by timber fencing, patio area, lawn, shrubs, cold water tap.

Front

Garage

A single garage

Tenure and additional information

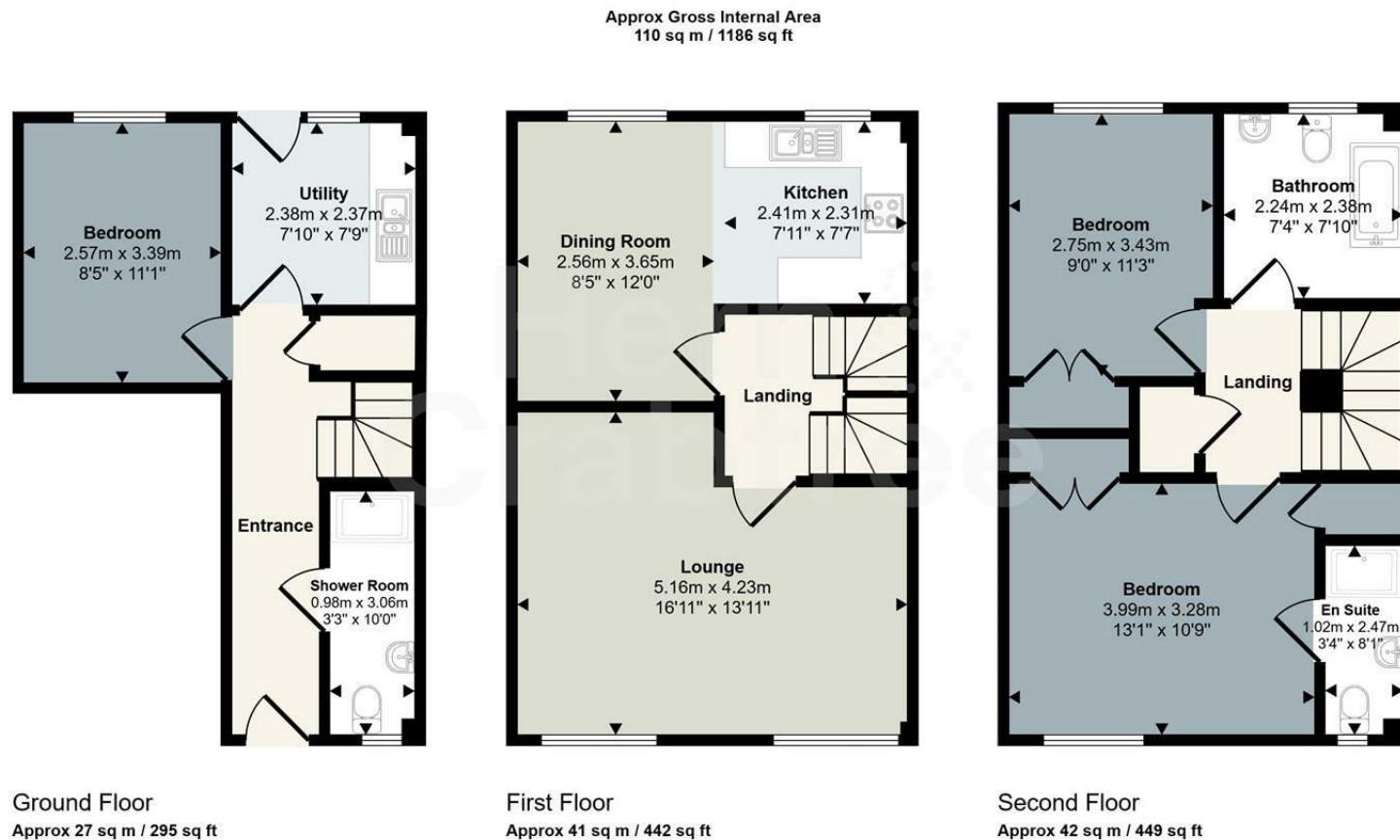
We have been advised by the seller that the property is freehold.

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. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.







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

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Good old-fashioned service with a modern way of thinking.

