

Norbury Road

FAIRWATER, CARDIFF, CF5 3AU

OFFERS IN EXCESS OF £280,000

**Hern &
Crabtree**



Norbury Road

No chain. A wonderful three bedroom with a loft room, mid-terrace house perfectly set back on this popular street within walking distance to Waungron Station and Fairwater Green.

The light and spacious accommodation briefly comprises: Entrance Hall, Open Plan Lounge/Dining Room and a Fitted Kitchen to the ground floor. To the first floor are Three Bedrooms and a Family Bathroom. Furthermore there are stairs rising to a Loft Room fitted with an En-Suite. The property further benefits from good size rear garden. as well as having a workshop to the rear

Norbury Road is tucked just off St Fagans Road is located close to local shops and amenities of Fairwater Green and the Insole Shops. There are good public transport links via bus and rail to and from Cardiff City Centre making it convenient for commuters. Fairwater Green and Llandaff Village can be found a short distance away. Internal viewings are an absolute must to appreciate this beautiful property.



1265.00 sq ft

Entrance

Entered via a composite front door, stairs to the first floor with understairs storage, dado rail, radiator, laminate flooring.

Living Room

Double glazed bay window to the front, double glazed patio door to the rear with windows either side and above, radiators, fireplace (not in use) with wooden mantle and marble hearth, wood laminate flooring.

Kitchen

Double glazed window to the rear and side, double obscure half glazed door the side, wall and base units with worktop over, Range Master cooker with extractor fan above, stainless steel sink and drainer, plumbing for a washing machine and dishwasher, space for fridge, radiator, laminate flooring..

First Floor Landing

Stairs rise from the hall, dado rail, stairs to the second floor.

Bedroom One

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

Bedroom Two

Double glazed window to the rear, built in cupboard housing the combination boiler.

Bedroom Three

Double glazed window to the front, radiator.

Bathroom

Double obscure glazed window to the rear, bath with shower over, w.c and wash hand basin, heated towel rail, tiled walls, laminate floor.

Second Floor

Stairs rise from the first floor landing.

Loft Room

Double glazed skylight window to the front and rear.

W/c

Double glazed skylight window to the rear, w.c and wash hand basin.

Rear Garden

A sunny, well-maintained L-shaped garden enclosed by brick wall and fence with a patio, central path flanked by lawn, a rockery with mint, Yucca, and cherry tree, outdoor cold water tap, shed, and a slate path leading to rear access.

Garden Workshop

Insulated wooden workshop with power supplied via extension cable, accessible from the garden with through-access to the rear driveway— a sought after feature ideal for DIY, treatment room, or additional storage

Front

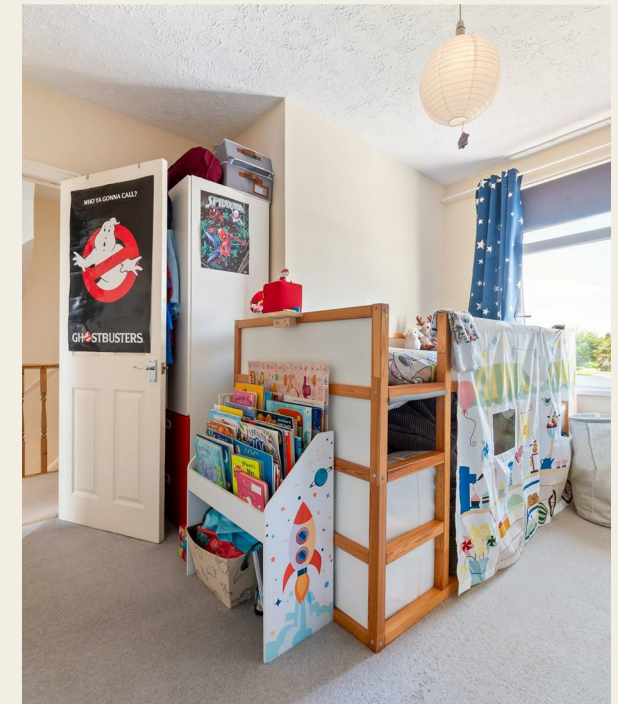
The front garden features a low-rise wall, springtime bluebells and calla lilies, and a central Red Robin tree on a grass patch. A concrete path with low steps leads to the front door, adding character to the space.

Tenure

We have been advised by the seller that the property is freehold and the council tax band is D


Disclaimer

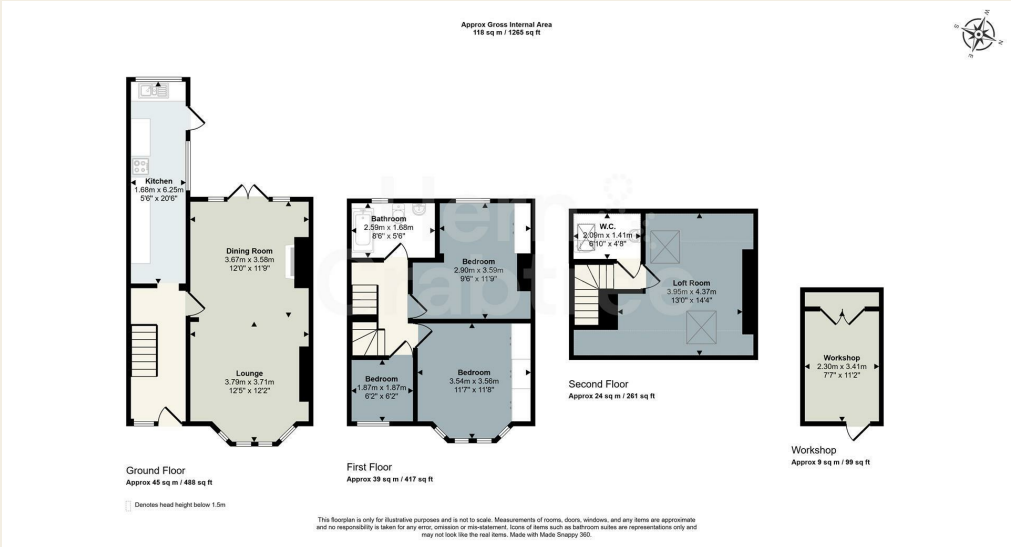
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		53
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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