

Bwlch Road

FAIRWATER, CARDIFF, CF5 3BX

OFFERS IN EXCESS OF £375,000

**Hern &
Crabtree**



Bwlch Road

An immaculate and extended three-bedroom semi-detached family home, beautifully transformed by the current owners to offer stylish, contemporary living.

Flooded with natural light thanks to large bi-fold doors and skylight windows, the spacious open-plan living area seamlessly connects to the landscaped rear garden via elegant bi folding doors, perfect for modern family life and entertaining.

Finished to a high standard throughout, the accommodation briefly comprises: entrance hall, lounge, expansive open-plan sitting/dining area, modern kitchen with central island, and a utility room with a convenient WC. To the first floor are three bedrooms and a contemporary four-piece family bathroom suite. Externally, the property boasts a low maintenance rear garden 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!



1144.00 sq ft

Entrance

Entered via a double glazed composite front door with window to side and over, radiator, stairs to the first floor with understairs storage cupboard, part tongue and groove panelling, wood grain tiled flooring.

Lounge

Double glazed bay window to the front, cupboard and shelving to alcove, radiator, wood laminate flooring.

Kitchen/Diner

Double glazed bi fold doors lead out to the rear garden, large sun lantern roof, kitchen is fitted with a range of wall and base units with Quartz worktop over, central island breakfast bar, a four ring gas hob, integrated oven, integrated fridge/freezer, sink with swan neck mixer tap and draining grooves, full length dishwasher, vertical radiator, wood grain tiled floor.

Sitting room has shelving to alcoves, door to a utility room.

Utility/Cloakroom

Double obscure glazed window to the side, fitted with wall and base storage with worktop over, plumbing for washing machine, space for tumble dryer, wash basin and w.c., extractor fan.

First Floor Landing

Stairs rise up from the entrance hall with wooden handrail and spindles, double glazed window to the side, access to loft space.

Bedroom One

Double glazed window to the front, radiator, fitted wardrobes.

Bedroom Two

Double glazed window to the rear, radiator, fitted wardrobes.

Bedroom Three

Double glazed window to the front, radiator, fitted wardrobe.

Bathroom

Double obscure glazed window to the rear, a four piece suite comprising double shower cubicle, bath, vanity wash hand basin and w.c, heated towel rail, extractor fan, part tiled walls, wood grain tiled floor.

Rear Garden

A split level garden, the upper level has Astro turf lawn, sitting area with a glass balustrade, outside lights, cold water taps and power point, steps lead to a side path to the front with double gate, steps down to the main garden area with Astro turf lawn and timber fencing. Further storage is available under the decking.

Front

Keyblock drive for at least two vehicles, gate to the side leads to the rear garden.

Tenure and additional Information

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

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		83
(81-91) B		
(69-80) C		64
(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.

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