

Everswell Road

FAIRWATER, CARDIFF, CF5 3DH

GUIDE PRICE £275,000

**Hern &
Crabtree**



Everswell Road

No Chain. Situated on this popular street in Fairwater, this four-bedroom semi-detached home offers fantastic potential for those looking to add their own touch. With a fantastic size rear garden and generous living space, this property is ideal for families or first time buyers.

The ground floor features a welcoming entrance hall, a through lounge/diner, a fitted kitchen, a useful utility room and W.C to the ground floor. Upstairs, you'll find three bedrooms and a shower room. Furthermore, there are stairs leading to the fourth bedroom.

Everswell Road is located a stones throw away from Fairwater Green that offers local shops, cafés and amenities. Fairwater is a great commuter village thanks to excellent bus and rail links to and from Cardiff city centre. Be quick and book early!



1120.00 sq ft

Entrance

Entered via a composite door to the front into a small porch area. Step into the hallway.

Hallway

Stairs to the first floor with understairs storage area. Coved ceiling. Radiator. Wood laminate flooring.

Lounge

Double glazed bay window to the front. Radiator. Coved ceiling. Squared off archway into the dining room.

Dining Room

Double glazed window to the rear. Radiator. Coved ceiling.

Kitchen

Double glazed window to the side. The kitchen is fitted with wall and base units and worktops. Space for a gas oven. Radiator. Tiled splashbacks. Stainless steel sink and drainer. Built in cupboard. Step down to utility area and w/c.

Utility Area

Space and plumbing for a washing machine and fridge freezer.

Cloakroom

W/c. Wooden flooring.

FIRST FLOOR

Stairs from the entrance hall.

Landing

Stairs to the second floor. Radiator. Wooden bannister. Double glazed window to the side.

Bedroom One

Double glazed bay window to the front. Radiator. Built in cupboard.

Bedroom Two

Double glazed window to the rear. Radiator. Wood laminate flooring.

Bedroom Three

Double glazed window to the front. Radiator. Built in cupboards.

Shower Room

Obscure double glazed window to the rear. Tiled walls. Laminate flooring. Shower, w/c and wash hand basin. Heated towel rail. Built in cupboard housing hot water tank.

SECOND FLOOR

Stairs from the first floor.

Bedroom Four

Storage under the eaves. Double glazed window to the rear. Built in wardrobe.

OUTSIDE

Front Garden

Driveway to the side. Low rise brick and hedge border.

Rear Garden

Enclosed garden with low rise brick wall and fencing. Purpose built garage/Storage room. Cold water tap. Lawn area and futher patio sitting area.

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.

Additional Information

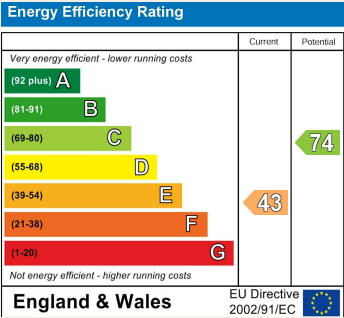
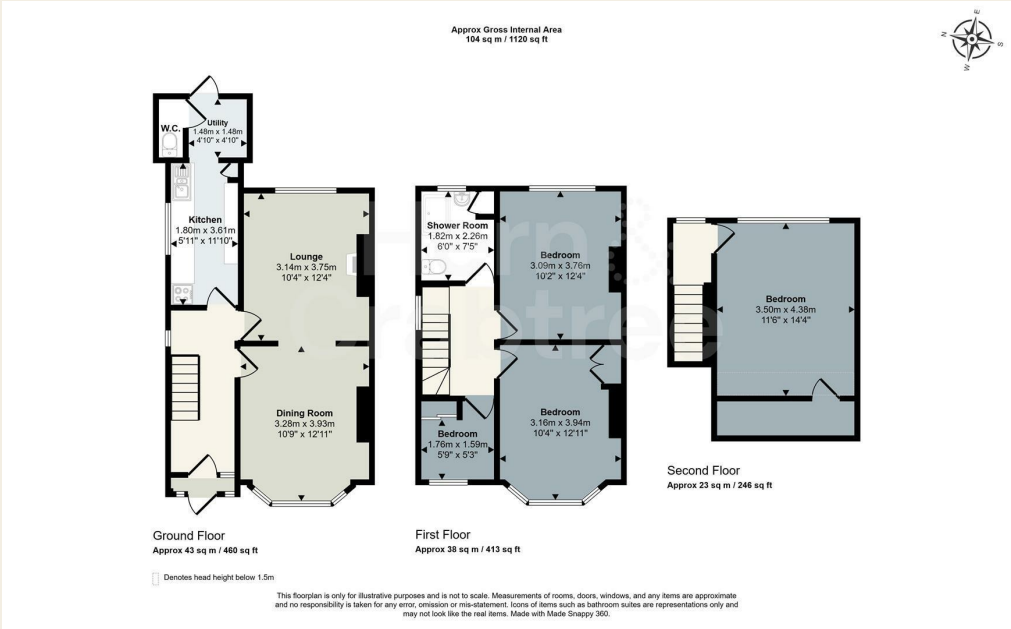
We have been advised by the vendor that the property is Freehold.

Epc -

Council Tax - E



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



Hern & Crabtree

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

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.