

Roche Crescent

FAIRWATER, CARDIFF, CF5 3PX

GUIDE PRICE £280,000

**Hern &
Crabtree**



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No chain. A wonderfully extended three-bedroom end-of-terrace home with a versatile loft room, perfectly tucked away off Roche Crescent in Fairwater. Offering over 1,500 sq ft of living space and a generous rear garden, this property makes an ideal family home.

The accommodation briefly comprises: an entrance hall, lounge, and a modern open-plan fitted kitchen/diner which seamlessly flows into an extended sitting area with doors leading out to the rear garden. There is also a useful utility area and a ground-floor W.C.

To the first floor are three well-proportioned bedrooms and a four-piece family bathroom suite. A further staircase leads to a practical loft room, offering additional flexible space.

Outside, the property boasts a sizeable rear garden and off-street parking to the front.

Roche Crescent is located within close proximity to Pwllmelin Road shops and Fairwater Green that offers an array of shops, café and local amenities. There are also good public transport links to and from Cardiff City Centre. There are also excellent schools within walking distance. Sure to be popular, book early!



1516.00 sq ft

Entrance

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

Living Room

Double glazed window to the front, radiator, coved ceiling, wooden floor.

Kitchen

Double glazed window to the rear, wall and base units, stainless steel sink and drainer, integrated dishwasher, radiator, wood laminate flooring.

Conservatory

Double glazed windows side and rear, double glazed skylight to the side, radiator, wood laminate flooring.

Utility

Double glazed window to the front, radiator, space and plumbing for a washing machine, combination boiler, tiled floor.

Downstairs Cloakroom

Obscure glazed window to the rear, radiator, w.c and wash hand basin.

First Floor Landing

Stairs to the loft room.

Bedroom One

Double glazed window to the front, radiator.

Bedroom Two

Double glazed window to the front, radiator, built in wardrobes.

Bedroom Three

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

Bathroom

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

Loft Room

A dog leg stair case, double glazed skylight window.

Bedroom

Double glazed skylight to the rear, eaves storage. Restricted head height to approximately 6 feet.

Rear Garden

Enclosed garden, with lawn, garden shed, cold water tap.

Front

Driveway for several vehicles.

Disclaimer

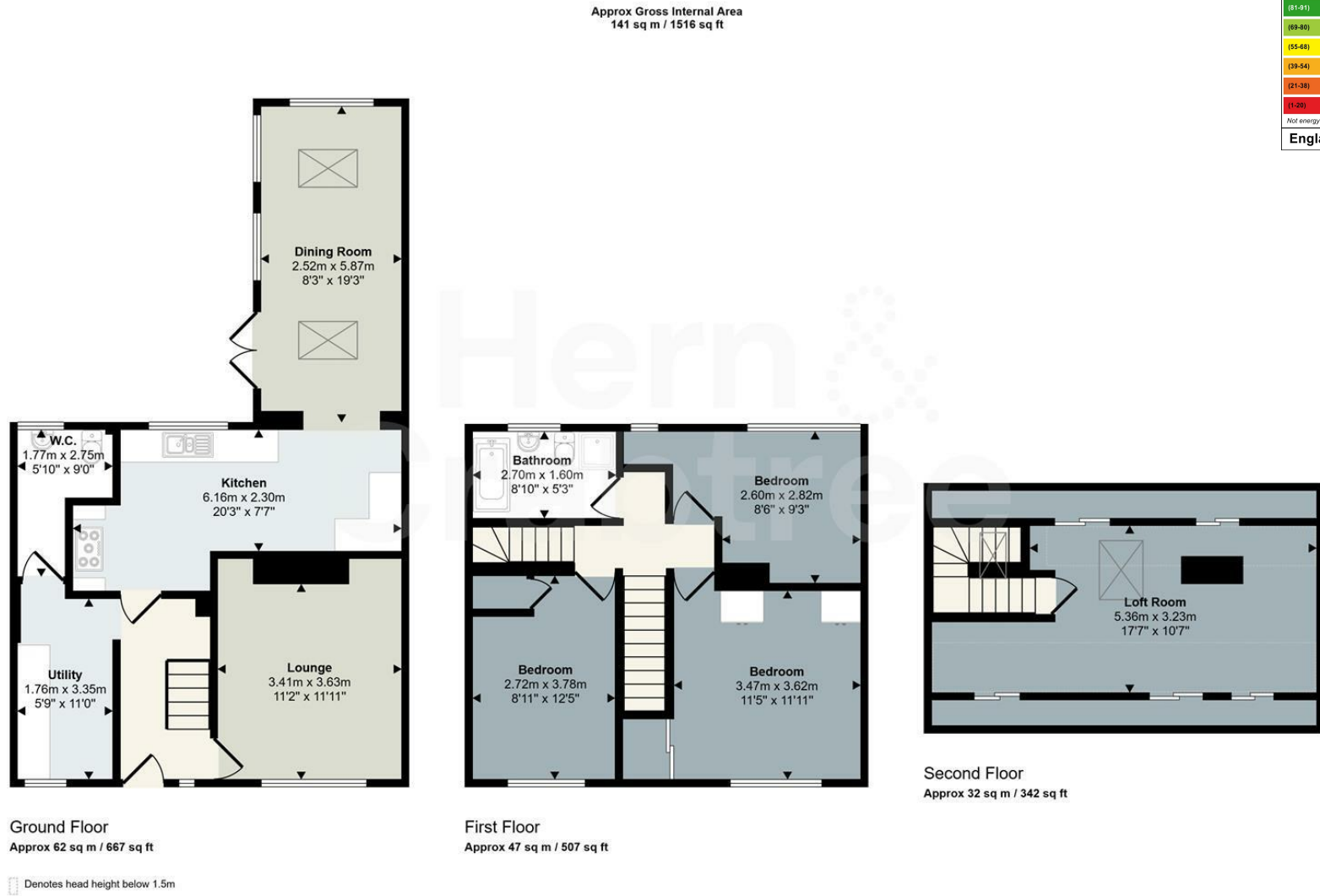
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Tenure and additional information







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