



**Wellwright Road, Fairwater, Cardiff, CF5 3ED**

**Price £240,000**

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### A Renovator's Dream in the Heart of Fairwater

This double bay fronted semi-detached home on Wellwright Road presents an exciting opportunity for those looking to put their own stamp on a property. In need of modernisation, it offers plenty of potential to create a stunning family home in a desirable location.

### Spacious Living Areas

The property boasts two well-proportioned reception rooms, providing flexibility for a lounge, dining room or even a home office. Large bay windows to the front allow plenty of natural light to flood in, enhancing the sense of space.

### Three Bedrooms

Upstairs, you'll find three bedrooms—two generous doubles and a single—perfect for families or those needing extra space for guests or work-from-home setups.

### Kitchen & Pantry

The kitchen offers scope for modernisation, with an adjoining pantry providing valuable extra storage. With the right vision, this space could be transformed into a stylish and functional area.

### Bathroom & Cloakroom

The upstairs shower room is practical, and there is also the added convenience of a ground-floor cloakroom.

### Generous Outdoor Space

The rear garden is a fantastic size, largely laid to lawn with mature foliage, offering plenty of potential for landscaping. A paved seating area provides space for outdoor dining, while an outhouse adds useful storage.

### Parking & Storage

Off-road parking is a huge plus, and the lean-to/garage offers even more space for storage or workshop potential.

### Great Location

Situated in Fairwater, this home is within easy reach of local amenities, schools, and transport links into Cardiff city centre. Whether you're a first-time buyer, an investor, or looking for your

next project, this is an opportunity not to be missed.

Book a viewing today and unlock this property's full potential!

### Tenure

We have been advised by our Client that the property is FREEHOLD and is being sold with NO CHAIN.

### Disclaimer

**\*\*This property is being sold on behalf of a corporate client. It must remain on the market until contracts are exchanged. As the property forms part of a deceased's estate, it may not be possible to provide answers to the standard property questionnaire. A grant of probate has already been obtained in the estate. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\***

### Please Note

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

### Council Tax

Band D.

### Please Note

All buyers are required to complete a digital Anti-Money Laundering (AML) check via MoveButler as part of the legal compliance process. This is a mandatory requirement, and a £20 fee per person is payable directly to MoveButler. The purchase cannot proceed without successful completion of this check.

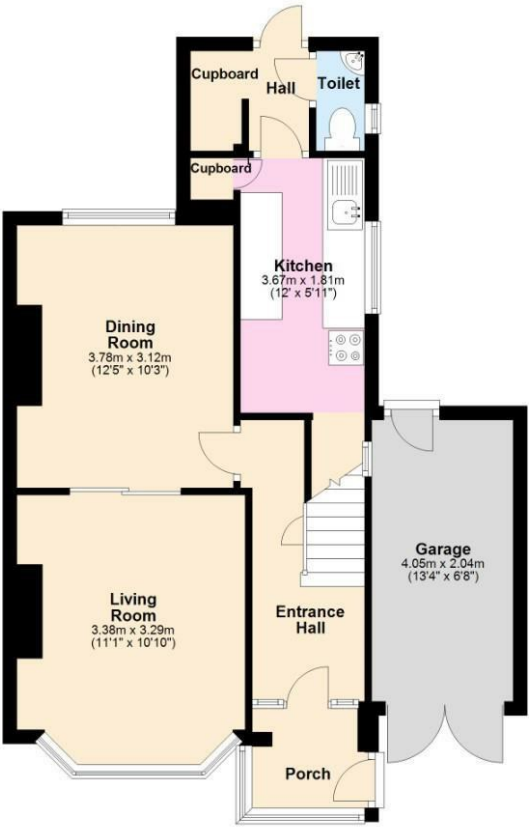






### Ground Floor

Approx. 53.7 sq. metres (577.7 sq. feet)



### First Floor


Approx. 37.2 sq. metres (400.5 sq. feet)




Total area: approx. 90.9 sq. metres (978.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicants have not been tested no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus) A			83
81-91) B			
69-80) C			
55-68) D		66	
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.