

12 Fairwood Close, Fairwater  
Cardiff  
CF5 3QP

Entrance Porch

Entered via a Upvc door. Window to side. Timber & glass paneled door leading into:

Lounge 14'11" (max) x 14'3"

A generous sized living room featuring an open plan stairwell. Window. Radiator. Laminate floor. Under stairs storage cupboard. Access into:



Kitchen Breakfast Room 14'11" x 7'8"

A well-proportioned area housing a good selection of grey wall and base units incorporating worktop space with stainless steel sink unit & mixer tap, plumbed for washing machine. Intergrated electric induction hob, oven & extractor hood. Tiled splash backs, Window. Wall mounted 'Appollo' gas boiler serving domestic hot water and central heating system



First Floor Landing

Doors off leading to two bedrooms & bathroom W.C. Loft space

Bedroom One 11'10" x 11'2"

Good sized double bedroom. window. Radiator. Closet



Bedroom Two 11'0" x 8'2"

Double bedroom. Radiator. Window



Bathroom W.C.

Partially tiled. Suite comprising low level W.C. Vanity unit & wash hand basin. Paneled bath with 'Triton' electric shower over. Lamiate flooring. Radiator. Extractor fan



Garden

Decent sized level garden featuring patio slab based and stone based areas. Timber fencing



Parking

Allocated parking plot.

FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

PROPERTY MISDESCRIPTIONS ACT 1991:

These particulars have been prepared with care and

approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Hoskins Morgan branch for advice or confirmation on any points.

TENURE

The vendors advise the property to be Freehold. Hoskins Morgan would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.

VIEWING

Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		90	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	64		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		





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Situated For A Variety Of Amenities To Include Shops , Public Transport, Train Station And The Facilities Of Llandaff Village And Very Privately Tucked Away At This Modern Development Can Be Found This Mid Terrace Brick Built House Boasting Two Double Bedrooms. Accommodation Further Comprises Of Entrance Porch, Generous Sized Lounge, Fitted Kitchen Breakfast Room With Integrated Oven & Hob, Partially Tiled Bathroom W.C. & Shower. Upvc Windows. Gas Central Heating. Well Maintained Garden. Property Would Make An Ideal First Time Purchase.