

170 Keyston Road,
Fairwater, Cardiff, CF5 3NJ



Estate Agents and
Chartered Surveyors

Asking Price Of

£280,000



Semi-Detached Property

- 3 bedrooms
- 1 bathroom
- 1 toilet
- 1 living area

Property Description

**** THREE BEDROOM SEMI DETACHED FAMILY HOME ** LARGE REAR GARDEN ** OWNED SOLAR PANELS **** A bright and spacious three bedroom semi detached family home with large rear garden, being conveniently located close to local amenities and transport links. Entrance hallway, spacious lounge, neat fitted kitchen and diner with french doors to the conservatory, utility room and cloakroom. To the first floor are three bedrooms and a family shower room. Gas central heating, upvc double glazing. Large rear garden comprising paved patio and lawn with well stocked flower beds, driveway to front. Owned solar panels providing an income. EPC rating: B

Tenure Freehold

Council Tax Band D

Floor Area Approx 944 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is situated in the popular suburb of Fairwater with a variety of local amenities. There are regular bus and train services and the property is within easy commuting distance of Cardiff City Centre. There are schools at all levels and easy access to the M4 motorway.

ENTRANCE HALLWAY

Approached via a newly fitted composite entrance door leading to the entrance hallway. Laminate flooring. Staircase to first floor. Radiator. Window to side.

LOUNGE

14' 6" x 12' 4" (4.43m x 3.77m)

Overlooking the lawned front garden. Wall mounted coal effect living flame gas fire. Radiator.

KITCHEN AND DINER

21' 5" x 10' 10" (6.53m x 3.32m)

An excellent sized kitchen and family dining room well appointed along two sides in light panelled fronts beneath solid wood worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Space for fridge freezer. Plumbing for washing machine. Inset four ring hob with oven below. Matching range of eye level wall cupboards. Tiled splash back. Window overlooking the beautiful rear

garden. Laminate flooring. Ample space for large family dining table. French doors to conservatory. Door to utility room.

CONSERVATORY

11' 1" x 5' 11" (max)(3.40m x 1.81m)

Upvc double glazed conservatory overlooking the delightful rear garden. French doors to patio. Tiled flooring. Four power sockets. Radiator

UTILITY ROOM

9' 4" x 8' 2" (2.86m x 2.50m)

With doors to front and rear. Plumbing for washing machine. Power and lighting. Door to cloakroom.

CLOAKROOM

Comprising low level wc and wash hand basin. Window to rear.

FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the bright central landing area. Window to side. Access to roof space. Built in storage cupboard with shelving.

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BEDROOM ONE

12' 0" x 10' 8" (3.67m x 3.27m)

Overlooking the delightful lawned front garden and entrance approach. Radiator.

BEDROOM TWO

12' 3" x 8' 5"(excl wardrobes) (3.75m x 2.59m)

Overlooking the large lawned rear garden, a good sized second double bedroom. Range of fitted wardrobes to one side. and a recessed cupboard with doors and shelves. Radiator.

BEDROOM THREE

8' 11" x 7' 8" (2.73m x 2.36m)

Aspect to front, a good sized third bedroom. Storage cupboard housing the 'Worcester' combi gas central heating boiler. Radiator.

FAMILY SHOWER ROOM

6' 5" x 5' 6" (1.97m x 1.68m)

White suite comprising low level wc, wash hand basin, corner shower cubicle. Obscured glass window to side. Tiled splash back. Radiator.

OUTSIDE

REAR GARDEN

An exceptionally large and mature rear garden comprising paved patio leading onto an area of lawn with well maintained beds of plants and shrubs. Enclosed by timber fencing. Outside tap. Storage shed and Greenhouse to remain.

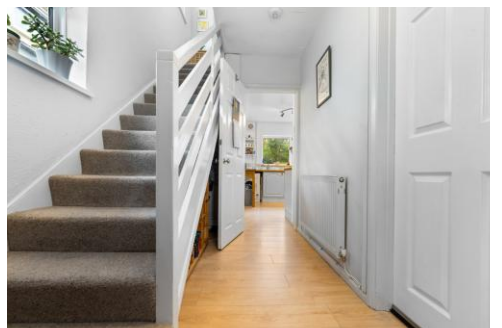
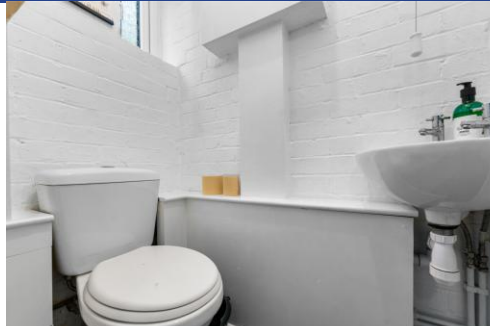
FRONT GARDEN

Area of lawn with inset plant and shrub beds. Hedgegrow to front. Driveway.

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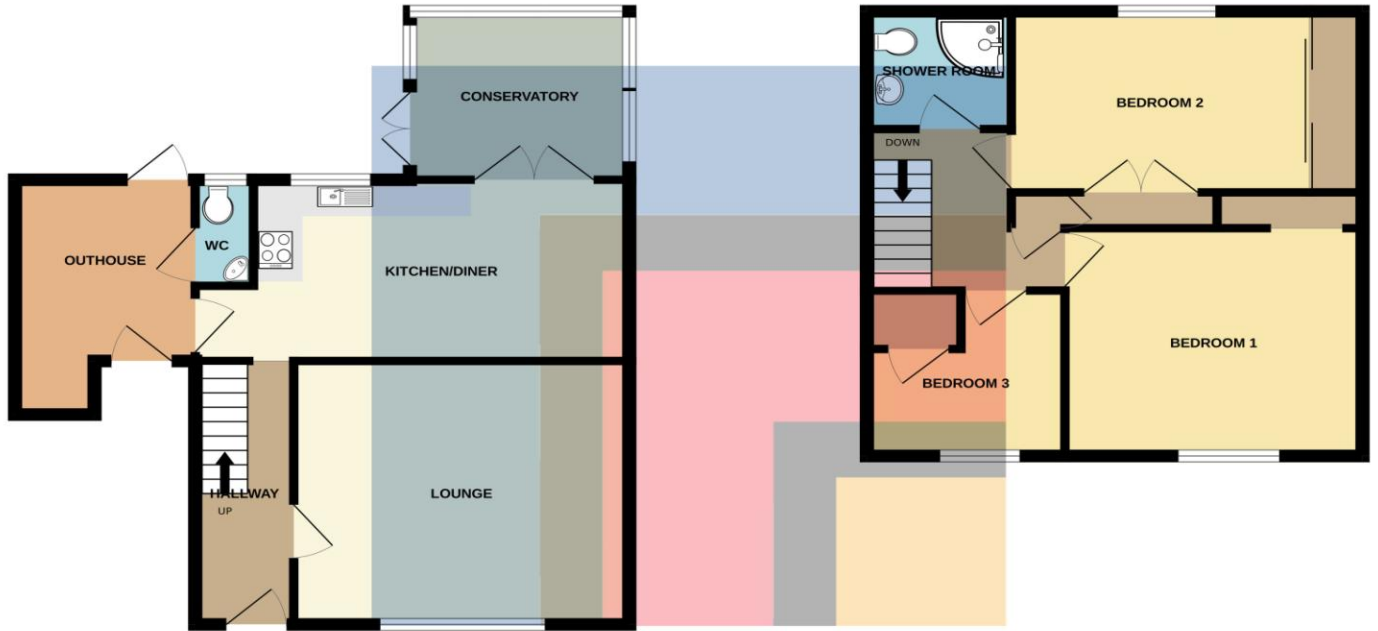
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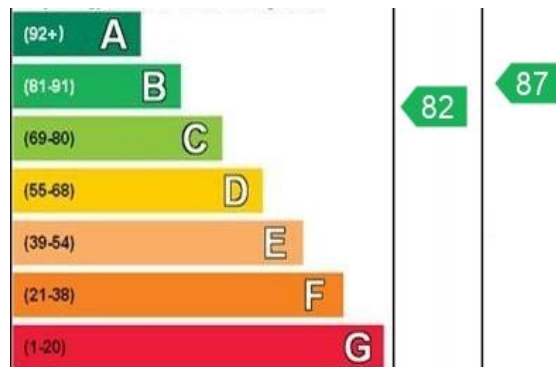
GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.

1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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