

181 Bwlch Road,

Fairwater, Cardiff, CF5 3EE



Estate Agents and
Chartered Surveyors

Asking Price Of

£289,950



Semi-Detached Property

3

1

2

2

Property Description

**** LARGE REAR GARDEN ** THREE BEDROOM SEMI DETACHED ** NO CHAIN **** A charming, bay fronted three bedroom semi detached family home with large rear garden, in need of upgrade but offering excellent potential. Entrance porch, hallway, bay fronted lounge, spacious dining/sitting room with french doors to the rear garden, kitchen, rear lobby and cloakroom. To the first floor are three bedrooms and a family bathroom with freestanding bath. Gas central heating. Large south facing rear garden. Long driveway. Garage. No chain. EPC Rating: TBC

Tenure Freehold

Council Tax Band D

Floor Area Approx TBC

Viewing Arrangements
Strictly by appointment

LOCATION

The property is situated in the popular suburb of Fairwater with a variety of local amenities and public houses. 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 PORCH

French doors to porchway.

ENTRANCE HALLWAY

Original wood panelled entrance door with stainless window to upper part leading to the entrance hallway. Radiator. Woodblock flooring beneath carpet.

LOUNGE

12' 9" x 10' 9" (into bay) 3.28m)
A bay fronted reception. Feature fireplace. Radiator. Woodblock flooring beneath carpet.

DINING/SITTING ROOM

18' 11" x 10' 5" (5.77m x 3.18m)
A good sized second reception with french doors to the rear garden. Radiator. Woodblock flooring beneath carpet.

KITCHEN

11' 9" x 5' 8" (3.59m x 1.75m)
With units and worktop to one side. Inset stainless steel sink with side drainer. Pantry storage cupboard. Window to side. Door to rear lobby.

REAR LOBBY

With door to rear garden. Storage cupboard and door to cloakroom.

CLOAKROOM

Low level wc. Window to side.

FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the central landing area. Access to roof space. Window to side.

BEDROOM ONE

12' 11" x 10' 4" (into bay) (3.95m x 3.15m)
Bay fronted window overlooking the lawned front garden. Feature wall mounted fireplace. Radiator.

BEDROOM TWO

12' 4" x 10' 4" (3.76m x 3.16m)
Overlooking the delightful long rear garden, a second double bedroom. Radiator.

BEDROOM THREE

7' 4" x 6' 0" (2.25m x 1.83m)
Overlooking the entrance approach. Radiator.

FAMILY BATHROOM

Comprising low level wc, wash hand basin, freestanding cast iron claw legged roll top bath with shower mixer tap. Airing cupboard housing the Vaillant combi gas central heating boiler. Obscured glass window to rear. Tiling to splashback. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

An exceptionally long south facing rear garden comprising paved patio leading onto an area of lawn with further rear portions of former vegetable patches. Access to garage. Two greenhouses.

FRONT GARDEN

Mature plant beds to front. Low level brick wall to front. Long driveway with side entrance to continuation of driveway leading to garage.

GARAGE

16' 2" x 10' 4" (4.93m x 3.16m)
With up and over access door.

181 Bwlch Road,
Fairwater, Cardiff, CF5 3EE



181 Bwlch Road,
Fairwater, Cardiff, CF5 3EE

EPC AND FLOORPLAN TO FOLLOW

Radyr 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South
Glamorgan, CF15 8AA



mgy.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.