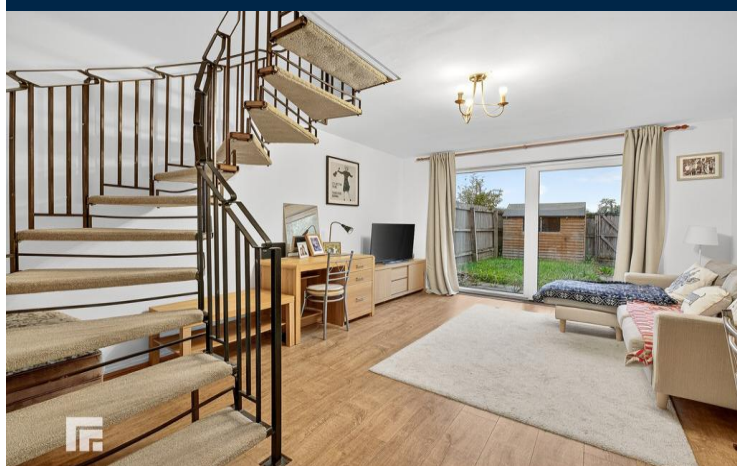




30 OXWICH CLOSE  
FAIRWATER  
CARDIFF CF5 3BE

ASKING PRICE OF  
**£175,000**



### MID TERRACED HOUSE



2



1



1



1



**\*\* TWO BEDROOM MID TERRACE \*\* NO CHAIN \*\*** A bright and well presented two bedroom mid terrace property in a convenient location. Entrance porch, hallway, neat fitted kitchen, spacious lounge and diner with patio doors to rear garden and spiral staircase to first floor. To the first floor are two double bedrooms and a family bathroom with shower over bath. Gas central heating. Double glazing. Southerly facing lawned rear garden. Lawned garden to front. Allocated parking space to the rear. No chain. EPC Rating: C

#### 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 PORCH

Covered entrance porch with cupboard housing the gas central heating boiler.

#### ENTRANCE HALL

Approached via a uPVC entrance door leading to the hallway. Storage cupboard. Door to lounge. Opening to kitchen. Tiled flooring.

#### KITCHEN

7' 4" x 7' 3" (2.26m x 2.22m)

Appointed along three sides in woodgrain finish fronts beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring hob with concealed cooker hood above and oven below. Plumbing for washing machine. Matching range of eye level wall cupboards. Tiled splash back. Window to front. Radiator.

#### LOUNGE AND DINER

15' 8" x 12' 7" (4.78m x 3.85m)

With patio doors to the rear garden, a good sized reception with space for seating and dining. Spiral staircase to first floor. Laminate flooring. Radiator.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: C**

**FLOOR AREA APPROX: 587 SQ.FT.**

**VIEWING: STRICTLY BY APPOINTMENT**

#### FIRST FLOOR

##### LANDING

Approached via a spiral staircase leading to the first floor landing. Access to roof space and doors to all rooms.

##### BEDROOM ONE

12' 7" x 8' 2" (3.86m x 2.51m)

Overlooking the rear garden, a good sized double bedroom. Radiator.

##### BEDROOM TWO

12' 7" x 7' 4" (3.86m x 2.25m)

Overlooking the entrance approach, a second double bedroom. Built out storage cupboard. Radiator.

##### FAMILY BATHROOM

7' 2" x 4' 8" (2.20m x 1.44m)

White suite comprising low level wc, wash hand basin, panelled bath with shower mixer above and swivel glass shower screen. Tiled splash back. Extractor fan. Radiator.

#### OUTSIDE

##### REAR GARDEN

Enjoying a southerly aspect comprising paved patio leading onto an area of lawn. Enclosed by timber fencing with rear gate access. Timber shed.

##### FRONT GARDEN

Lawned front garden with paved pathway to entrance porch.

##### PARKING

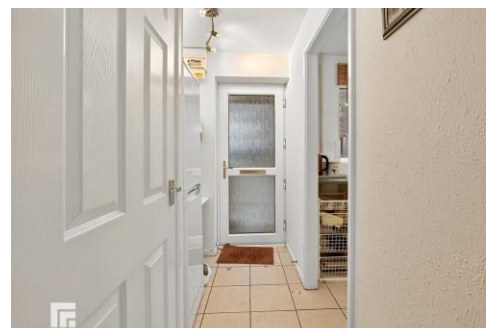
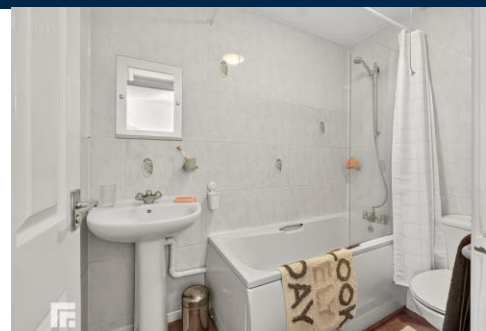
There is an allocated parking space in the rear courtyard.

#### ADDITIONAL INFORMATION

The owner has advised us of an annual service charge of £250 approx to maintain the carpark areas and front gardens. Please enquire for more information.



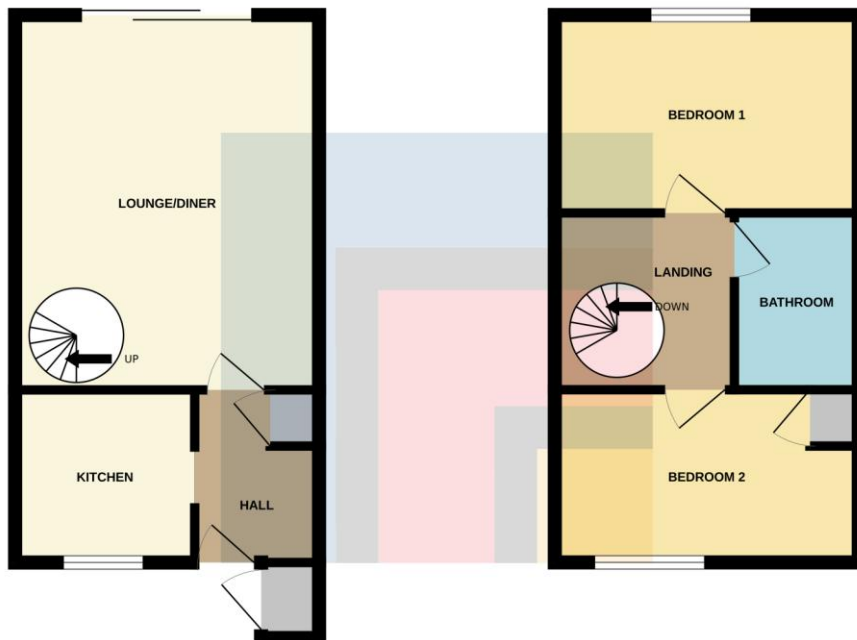
# 30 OXWICH CLOSE, FAIRWATER, CARDIFF CF5 3BE



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GROUND FLOOR  
297 sq.ft. (27.6 sq.m.) approx.

1ST FLOOR  
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA: 587 sq.ft. (54.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Mergo 6/2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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