

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss






THE CRESCENT
FAIRWATER

THE CRESCENT

FAIRWATER, CF5 3DF - £315,000

JeffreyRoss are pleased to bring to the market this rare opportunity to purchase this impressive and extended 3 bedroom semi detached property on The Crescent in the heart of Fairwater. The property is perfectly located for the local amenities the area has to offer and briefly comprises, Entrance hallway, downstairs wet room, large under stairs storage, bay fronted living room that opens on to the family room and extended dining area. The ground floor further benefits an extended kitchen diner, mature garden and brick built shed. To the first floor are three bedrooms and family bathroom. The property is offered to the market with no onward chain and must be viewed to appreciate the potential given the size and current condition.

 3 bedroom(s)  2 bathroom(s)  1228.00 sq ft

ENTRANCE HALLWAY

WET ROOM

1.45m x 2.54m (4'9 x 8'4)

STORAGE

2.39m x 2.64m (7'10 x 8'8)

KITCHEN

3.33m x 5.69m (10'11 x 18'8)

BAY FRONTED LIVING ROOM

3.48m x 4.37m (11'5 x 14'4)

FAMILY ROOM

3.48m x 3.38m (11'5 x 11'1)

DINING ROOM

3.28m x 3.28m (10'9 x 10'9)

TO THE FIRST FLOOR

BEDROOM ONE

3.45m x 4.34m (11'4 x 14'3)

BEDROOM TWO

2.82m x 3.40m (9'3 x 11'2)

BEDROOM THREE

2.13m x 2.64m (7' x 8'8)

BATHROOM

1.80m x 1.80m (5'11 x 5'11)

GARDEN STORAGE

Brick built storage shed in the garden

GARDEN

Mature garden that benefits lane access to the rear.

TENURE

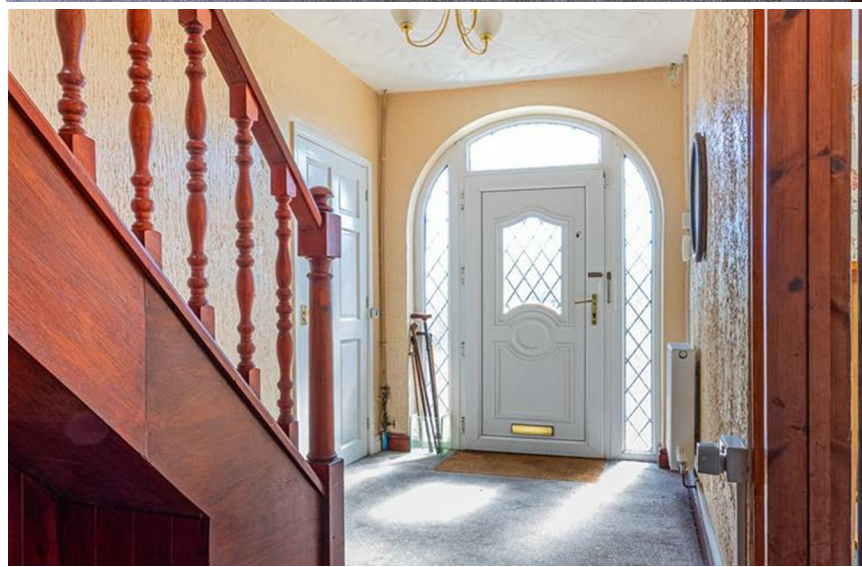
We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

COUNCIL TAX

Band - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		84
		71
England & Wales		EU Directive 2002/91/EC



The Crescent, Fairwater, CRF

Main Building: Total Interior Area 1227.67 sq ft



Ground Floor



1st Floor

0 3 6 ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.