

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



BWLCH ROAD  
FAIRWATER



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**HALLWAY**

4.09m x 1.75m max (13'5" x 5'9" max)

**LIVING ROOM**

4.11m x 3.30m (13'6" x 10'10")

**DINING ROOM**

3.81m x 3.20m (12'6" x 10'6")

**KITCHEN**

5.56m x 2.21m max (18'3" x 7'3" max)

**GROUND FLOOR W.C**

2.21m x 1.42m (7'3" x 4'8")

**LANDING**

**BEDROOM ONE**

4.11m x 2.57m to built in wardrobes (13'6" x 8'5" to built in wardrobes)

**BEDROOM TWO**

3.76m x 3.12m max (12'4" x 10'3" max)

**BEDROOM THREE**

2.31m x 1.88m (7'7" x 6'2")

**BATHROOM**

2.41m x 2.26m (7'11" x 7'5")

**FRONT GARDEN & DRIVEWAY**

There is a block paved driveway with a front garden laid with artificial grass. There is a wooden fence to the rear with a lockable wooden gate which gives access to the rear garden.

**REAR GARDEN**

An attractive rear garden with wooden fenced boundaries and a patio area with steps leading to an area laid with artificial grass. To the rear of the property there is a garden summerhouse/bar made from timber with a hinged vertical opening.

**COUNCIL TAX**

Band D

**TENURE**

We have been advised by our seller client that the property is Freehold. Your legal representative should confirm this.

**EPC**

D 59

“ This lovely family home has lots to offer including three bedrooms and two reception rooms. The property is in good decorative order and is ready to move into straight away. Located conveniently close to the shops at Fairwater Green and is roughly a 10 minute walk away to Waun Gron Park Train Station offering easy access into Cardiff City Centre and beyond. Our sellers are upsizing to a larger property due to an expanding family and have had 3 lovely years in the property and maintained it well over this period. ”

Comments by - Miss Maddie Parker





## BWLCH ROAD

FAIRWATER, CF5 3DA - £329,950

3 bedrooms 1 bathroom(s) 930.00 sq ft

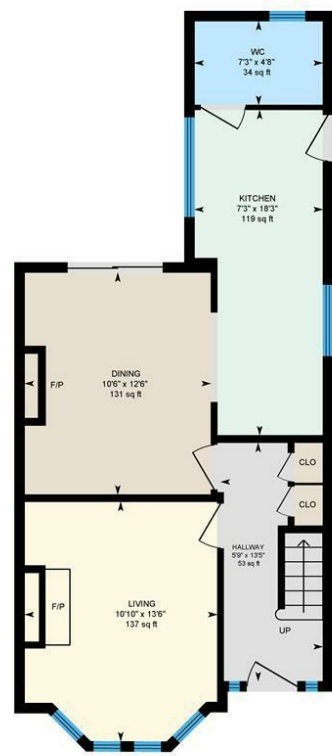
A well presented semi detached family home located conveniently close to the shops in Fairwater Green and Waun-Gron Park Train Station. Encompassing some 930 square feet of living accommodation and comprising of an entrance hallway, living room, dining room, 18' fitted kitchen, ground floor W.C. Upstairs there are three good size bedrooms and a family bathroom. Outside you will find driveway parking as well as a front garden. To the rear is an attractive, low maintenance rear garden with a timber summerhouse.

### PROPERTY SPECIALIST

**Miss Maddie Parker**  
 maddie@jeffreycross.co.uk  
 02920499680  
 Sales Progressor

### Bwlch Road, Fairwater, CRF

Main Building: Total Interior Area 930.50 sq ft



Ground Floor



1st Floor



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.

