

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



SHEARS ROAD  
FAIRWATER





| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>79</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>56</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

**ENTRANCE**

**LOUNGE**

7.01m x 3.96m into recess (23' x 13' into recess)

**KITCHEN**

3.35m x 2.77m (11' x 9'1")

**INNER HALLWAY**

2.44m x 1.17m (8' x 3'10")

**BATHROOM**

2.36m x 1.57m (7'9" x 5'2")

**LANDING**

**BEDROOM**

3.99m into robes x 3.10m (13'1" into robes x 10'2")

**BEDROOM**

3.53m x 2.13m (11'7" x 7")

**UPPER BEDROOM**

3.96m to robe x 3.53m (13' to robe x 11'7")

**GARDEN**

A courtyard style garden with an area laid with artificial grass and a concrete area able to accomodate a table and chairs.

**COUNCIL TAX**

Band D

**TENURE**

We have been advised by our seller client that the property is freehold, your legal representative should confirm this.

**BROADBAND**

According to Ofcom the fastest available broadband speed is 1800 Mbps

**MOBILE**

According to Ofcom the indoor reception is likely

**EPC**

Rated D





“ This property has lots of charm and character and is a great example of a Victorian cottage style terrace home. Located just a short walk from a train station and offering three bedrooms and a good size lounge with log burner, this could make an ideal first time purchase. ”

Comments by - Mr Julian Preston



SHEARS ROAD  
FAIRWATER, CF5 3AP - £265,000

3 bedrooms 1 bathroom(s) 936.00 sq ft

Nestled on Shears Road in the vibrant city of Cardiff, this charming three-bedroom mid-terrace family home offers a delightful blend of modern living and characterful features. Spanning an impressive 936 square feet, the property is stylishly furnished, showcasing exposed brick chimney breasts that add a touch of rustic charm, complemented by a cosy log burner, perfect for those chilly evenings.

The accommodation is thoughtfully arranged, with three well-proportioned bedrooms located upstairs, including a unique loft bedroom that provides a sense of privacy and tranquillity. The ground floor boasts a contemporary bathroom, designed with modern fixtures to cater to the needs of a busy family.

Conveniently situated, this home is just a stone's throw away from Waungron Park, offering ample green space for leisurely strolls or family picnics. Additionally, the nearby train station ensures easy access to Cardiff's bustling city centre and beyond, making it an ideal location for commuters.

This property presents an excellent opportunity for families seeking a comfortable and stylish home in a desirable area. With its blend of modern amenities and charming features, it is sure to appeal to those looking for a welcoming space to create lasting memories. Don't miss the chance to make this delightful house your new home.

PROPERTY SPECIALIST

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Senior valuer

