

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



EVERSWELL ROAD  
FAIRWATER





| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>84</b> |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>66</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 |           |

#### HALL

#### LIVING ROOM

3.51m x 3.38m (11'6" x 11'1")

#### W.C.

#### KITCHEN/BREAKFAST ROOM

7.57m x 4.67m (24'10" x 15'4")

#### UTILITY ROOM

#### LANDING

#### BEDROOM

3.38m x 3.12m (11'1" x 10'3")

#### BEDROOM

3.53m x 3.35m (11'7" x 11')

#### BEDROOM

2.26m x 2.06m (7'5" x 6'9")

#### BATHROOM

#### TENURE

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

#### OUTSIDE

The property has a block paved driveway with wooden gated access to the rear garden. There is a raised front garden area laid with slate chippings finished in grey. The driveway also benefits from outside power able to accommodate EV charging. The rear garden is westerly facing and has wooden fenced boundaries with an area laid to lawn and two paved patio seating areas.

#### SCHOOL CATCHMENT

My English medium primary catchment area is Fairwater Primary School  
Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.  
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.  
My English medium secondary catchment area is Cantonian High School (year 2024-25)  
My Welsh medium primary catchment area is Ysgol Gymraeg Coed-Y-Gof (year 2024-25)  
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.  
My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr (year 2024-25)

#### EPC

Rated D

#### COUNCIL TAX

Band D

#### MOBILE & BROADBAND

Broadband speeds of up to 1800 Mbps are available and the mobile signal for indoor and outdoor use is good.

#### CONSTRUCTION

The property is constructed from a cavity wall construction of external rendered decorative brickwork with an inner block composition and has a pitched roof.

#### OTHER INFORMATION

The loft has been boarded with power & lighting. The property also benefits from Hive smart heating system which can be controlled via an app remotely.



“ This semi-detached house is not just a home, it is a lifestyle choice, situated in a friendly neighbourhood with easy access to local amenities and transport links. Whether you are a growing family or simply seeking a spacious abode, this property on Everswell Road is sure to impress. Do not miss the opportunity to make this charming house your new home. ”

Comments by - Mr Julian Preston





EVERSWELL ROAD  
FAIRWATER, CF5 3DJ - £350,000

3 bedrooms 1 bathroom(s) 1032.00 sq ft

This extended semi-detached family home offers a delightful blend of space and comfort. Spanning an impressive 1,032 square feet, the property features three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra room to grow.

As you enter you are welcomed by an inviting living room perfect for both relaxation and entertaining. The heart of the home is undoubtedly the expansive 25-foot kitchen/breakfast room, which provides a wonderful space for family gatherings and culinary adventures. This area is bathed in natural light, creating a warm and inviting atmosphere.

The property also boasts a well-maintained bathroom, ensuring convenience for all residents. Outside, the west-facing garden offers a lovely sunny outdoor retreat, ideal for enjoying the afternoon sun or hosting summer barbecues. The driveway provides ample parking space, with the added potential for electric vehicle charging, catering to modern needs. Sold with no onward chain.

PROPERTY SPECIALIST

Mr Julian Preston  
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Senior valuer



Everswell Road

Total Area: 1032 ft² ... 95.9 m²

All measurements are approximate and for display purposes only

