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CARDIFF

VALE

CAERPHILLY

BRISTOL



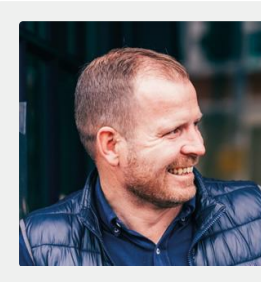
Plasmawr Road

FAIRWATER



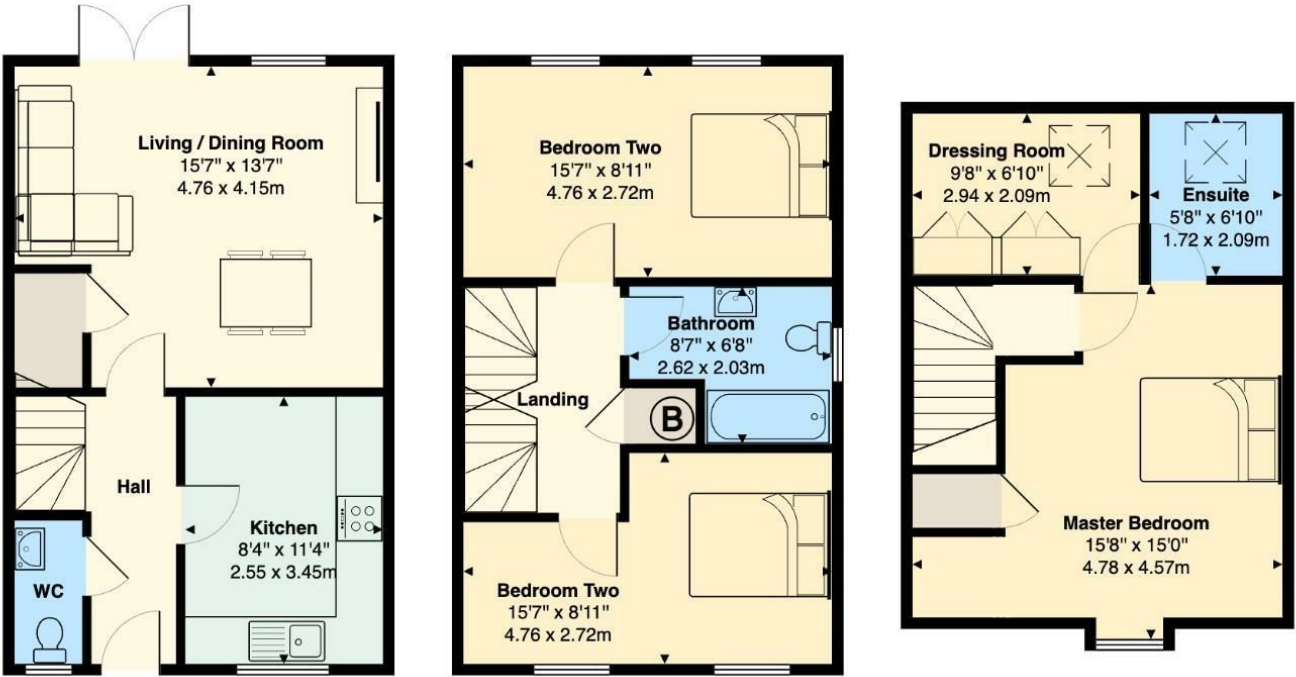
Stylish three story townhouse finished to a very high standard by the current owner, the master suite is brilliant and one not to be missed.

Comments by Mr Elliott Hooper-Nash



Property Specialist
Mr Elliott Hooper-Nash
Director

Elliott@jeffreygross.co.uk



14, Plas Mawr Road, Fairwater, CF5 3JE

Total Area: 1141 ft² ... 106.0 m²

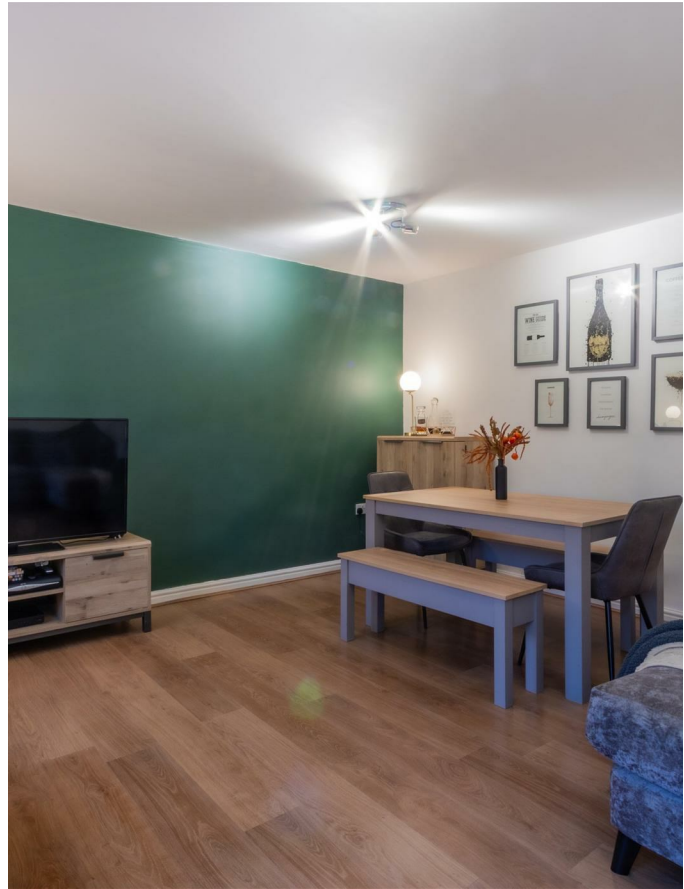
All measurements are approximate and for display purposes only



We have loved living here for the last 4.5 years given how convenient it is to get everywhere around Cardiff. We hope the next home owners enjoy the house as much as we have, I will miss the dressing room.

Comments by the Homeowner





Plasmawr Road

Fairwater, Cardiff, CF5 3JE

Asking Price

£310,000



3 Bedroom(s)



2 Bathroom(s)



1141.00 sq ft



Contact our
Pontcanna Branch
02920 499680

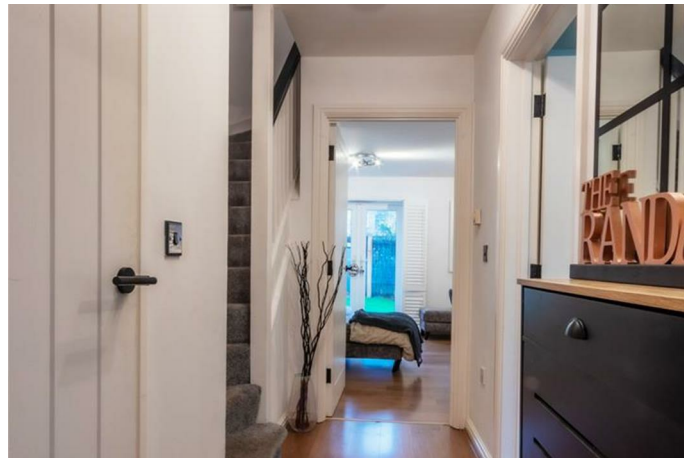
Nestled on Plasmawr Road in the charming area of Fairwater, Cardiff, this beautifully presented end-terrace house offers a delightful blend of modern living and comfort. Built in 2006, this contemporary townhouse spans an impressive 1,141 square feet, providing ample space for families or professionals seeking a stylish home.

The property boasts three well-proportioned bedrooms, including a brilliant master suite that features an ensuite bathroom and a dressing room, ensuring a private retreat for relaxation. The additional two bedrooms are versatile and can be adapted to suit your needs, whether as guest rooms, a home office, or children's spaces.

The heart of the home is the inviting reception room, perfect for entertaining guests or enjoying quiet evenings in. The layout is designed for modern living, with an emphasis on open spaces and natural light, creating a warm and welcoming atmosphere throughout.

With two bathrooms, morning routines are made easy, accommodating the needs of a busy household. The property also benefits from two allocated parking spaces, a valuable asset in this sought-after area.

Fairwater is known for its community spirit and convenient amenities, making it an ideal location for families and individuals alike. This property presents an excellent opportunity to embrace modern townhouse living in a vibrant neighbourhood. Don't miss the chance to make this stunning house your new home.



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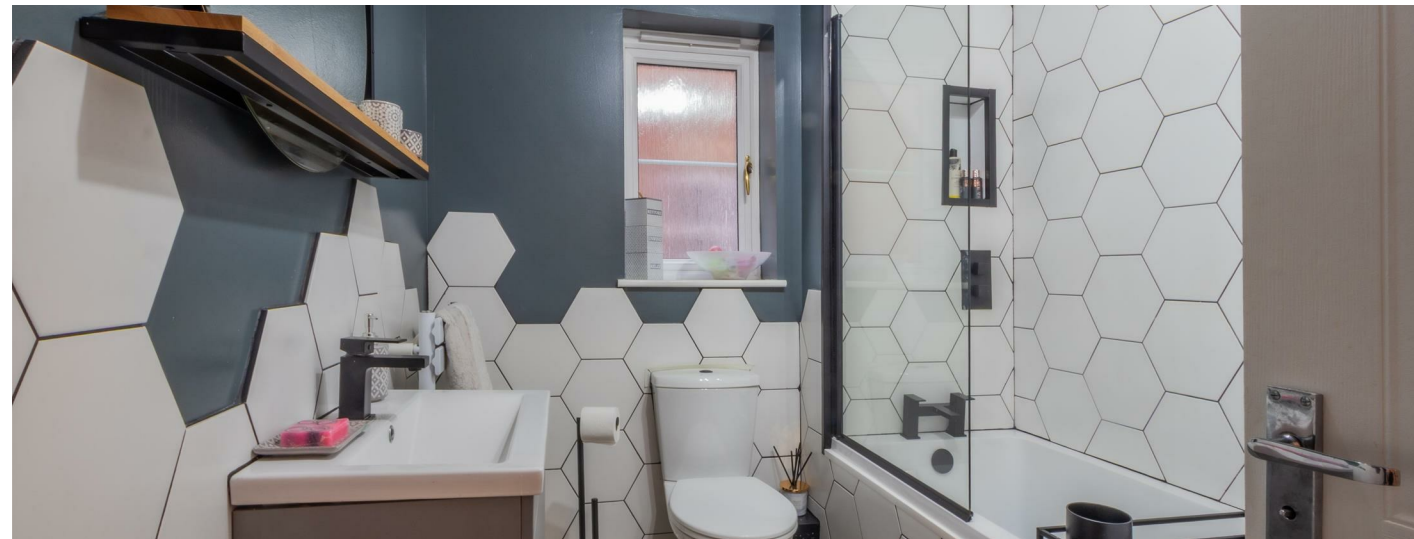
BRISTOL

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Entrance Hallway	Ensuite 5'7" x 6'10" (1.72m x 2.09m)
Kitchen 8'4" x 11'3" (2.55m x 3.45m)	Dressing Room 9'7" x 6'10" (2.94m x 2.09m)
WC 2'10" x 6'0" (0.88m x 1.85m)	Garden
Living / Dining Room 15'7" x 13'7" (4.76m x 4.15m)	Parking
Storage 2'10" x 4'9" (0.88m x 1.47m)	2 Allocated space located off Reardon Smith Court. Street Parking is also available.
To the first floor	Council Tax
Bedroom Two 15'7" x 8'11" (4.76m x 2.72m)	Band E
Bathroom 8'7" x 6'7" (2.62m x 2.03m)	Tenure
Bedroom Three 15'7" x 8'11" widest point (4.76m x 2.72m widest point)	We are informed by our client that the property is Freehold, this is to eb confirmed by your legal advsior.
To the Second floor	School Catchments
Master Bedroom 15'8" x 14'11" widest (4.78m x 4.57m widest)	My English medium primary catchment area is Fairwater Primary School
	My English medium secondary catchment area is Cantonian High School
	My Welsh medium primary catchment area is Ysgol Gymraeg Coed-Y-Gof
	My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

