

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



PLASMAWR ROAD
FAIRWATER

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FAIRWATER, CF5 3JE - £300,000

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.

3 bedroom(s) 2 bathroom(s) 1141.00 sq ft

ENTRANCE HALLWAY

KITCHEN
2.55m x 3.45m (8'4" x 11'3")

WC
0.88m x 1.85m (2'10" x 6'0")

LIVING / DINING ROOM
4.76m x 4.15m (15'7" x 13'7")

STORAGE
0.88m x 1.47m (2'10" x 4'9")

TO THE FIRST FLOOR

BEDROOM TWO
4.76m x 2.72m (15'7" x 8'11")

BATHROOM
2.62m x 2.03m (8'7" x 6'7")

BEDROOM THREE
4.76m x 2.72m widest point (15'7" x 8'11" widest point)

TO THE SECOND FLOOR

MASTER BEDROOM
4.78m x 4.57m widest (15'8" x 14'11" widest)

ENSUITE
1.72m x 2.09m (5'7" x 6'10")

DRESSING ROOM
2.94m x 2.09m (9'7" x 6'10")

GARDEN

PARKING

2 Allocated space located off Reardon Smith Court. Street Parking is also available.

COUNCIL TAX

Band E

TENURE

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

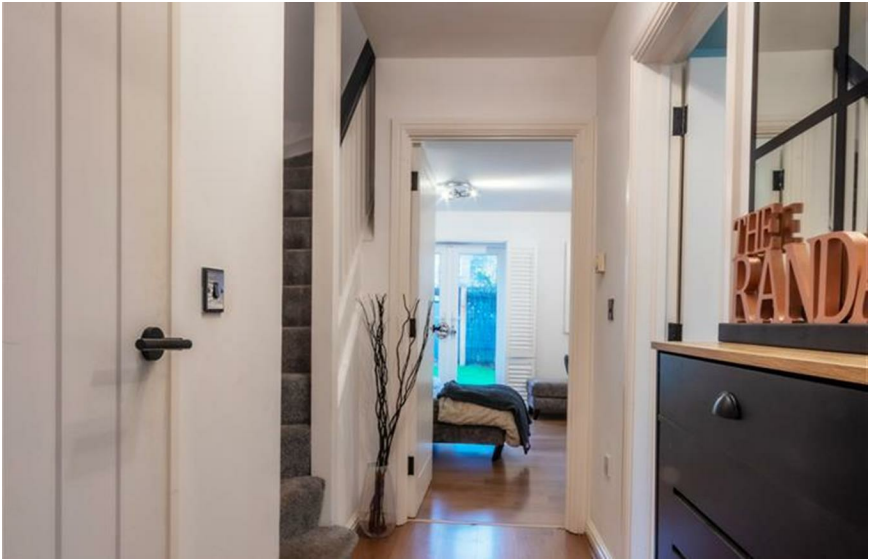
SCHOOL CATCHMENTS

My English medium primary catchment area is Fairwater Primary School

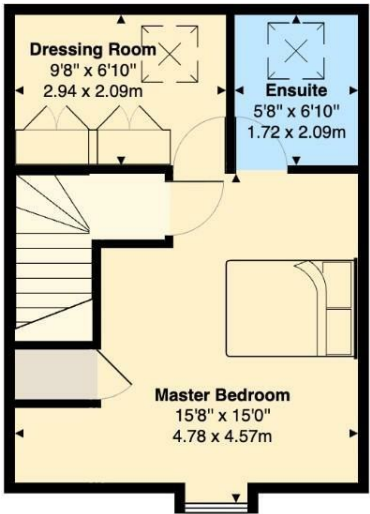
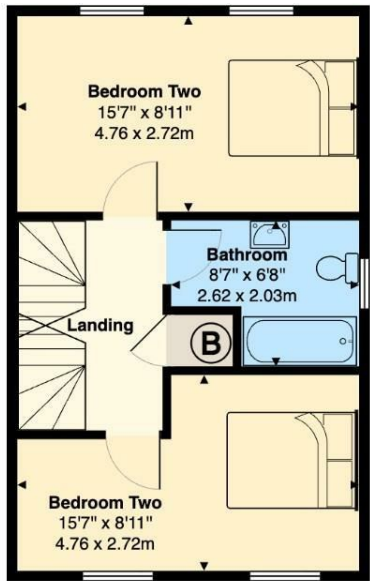
My English medium secondary catchment area is Cantonian High School

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	72	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	Not energy efficient - higher running costs	
(1-20) G		
England & Wales		
EU Directive 2002/91/EC		



14, Plas Mawr Road, Fairwater, CF5 3JE

Total Area: 1141 ft² ... 106.0 m²

All measurements are approximate and for display purposes only

