

Fairways Crescent

FAIRWATER, CARDIFF, CF5 3EA

GUIDE PRICE £315,000

Hern &
Crabtree



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No Chain. This well-presented and extended three-bedroom semi-detached home is perfectly positioned on Fairways Crescent in Fairwater.

The property has been thoughtfully extended to the rear to create a spacious open-plan kitchen and dining area, featuring French doors that open directly onto the rear garden, providing an ideal space for both everyday family living and entertaining.

The accommodation briefly comprises an entrance hall, handy cloakroom, a bright and comfortable lounge with a bay window, and a modern open-plan kitchen/diner on the ground floor. To the first floor are three bedrooms and a family bathroom.

Externally, the property benefits from a good size rear garden with a gate providing direct access to Fairwater Playing Fields. There is also convenient side access and off-street parking to the front of the property.

Fairways Crescent is located close to Fairwater Green that offers an array of shops, a café and local amenities. There are also good public transport links to and from Cardiff City Centre. Internal viewings are an absolute must!



988.00 sq ft

Entrance

Entered via a pvc door into the hallway.

Hallway

Stairs to the first floor with understairs storage cupboard. Tiled floors. Radiator. Coved ceiling. Dado rail.

Downstairs W.C

Obscure double glazed window to the side. Tiled walls and floor. W/c and wash hand basin. Radiator. Boiler.

Lounge

Double glazed bay window to the front. Coved ceiling. Picture rail. Radiator. Wood parquet flooring. Cast Iron fireplace with wooden mantle and marble hearth. Built in shelving in alcove.

Kitchen/Dining Room

Dining area has a double glazed window to the side. Radiator. and rear. Stone tiled flooring. Coved ceiling. Archway into the kitchen. Double glazed Skylight windows to the rear, further double glazed window to the rear and French doors leading out to the rear. The kitchen is fitted with wall and base units with wooden worksurfaces. Ceramic sink. Five ring Range master and oven. Breakfast Island. Integrated washing machine and dishwasher. Space for a fridge freezer.

FIRST FLOOR

Stairs from the entrance hall with wooden spindles.

Landing

Loft access hatch. Double glazed window to the side. Wooden banister. Dado rail. Coved ceiling.

Bedroom One

Double glazed bay window to the front. Coved ceiling. Radiator.

Bedroom Two

Double glazed window to the rear. Radiator. Coved ceiling.

Bedroom Three

Double glazed window to the front. Coved ceiling. Radiator. Laminate flooring.

Bathroom

Obscure double glazed window to the rear. Bath with shower, W/c and wash hand basin. Laminate flooring. Radiator. Tiled splashback,

OUTSIDE

Front

Low rise brick wall. Driveway for at least two cars. Access to the side.

Rear

Enclosed rear garden with wall and hedge borders. Paved sitting area. Lawn area. Pedestrian wooden gate to the rear and a wooden gate leading out to the front.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

Additional Information

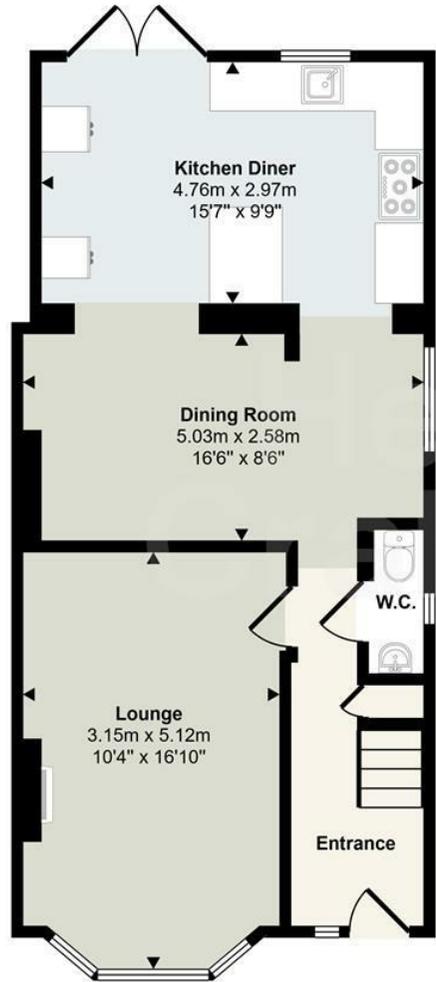
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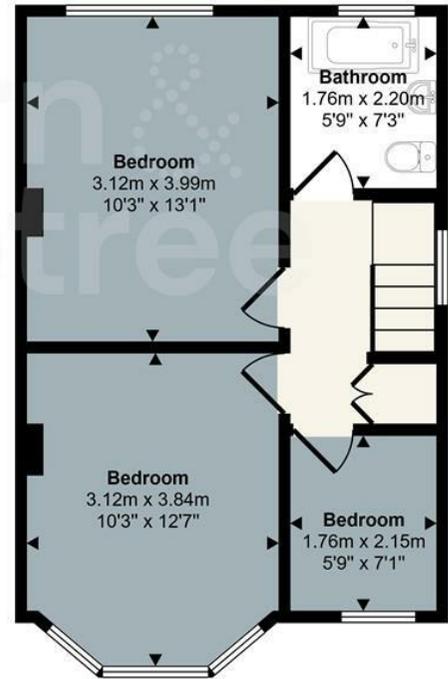




Approx Gross Internal Area
92 sq m / 988 sq ft



Ground Floor
Approx 53 sq m / 574 sq ft



First Floor
Approx 38 sq m / 414 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		84
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Good old-fashioned service with a modern way of thinking.

