



02920 575 631
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Poplar Road, Fairwater.

CF5 3PS

£285,000 - £295,000



3 bedroom family home



Fantastic open-plan kitchen/dining space
created by opening up the rear of the property



Convenient transport links into Cardiff City
Centre, surrounding areas and commuter routes



Converted loft space with en-suite shower room
ideal for home office, hobby room or
additional living space

**COMING
SOON**

Register your interest with the Branch today:

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GUIDE PRICE £285,000 - £295,000

Freehold

SCAN ME



Description

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An Exceptional Family Home

Get ready to fall in love with this beautifully modernised three-bedroom family home, situated in the ever-popular Poplar Road. Lovingly improved by the current owners over the past 17 years, this property has been transformed throughout to create a stylish, spacious and versatile home that is ready for its next chapter.

From the moment you arrive, you'll notice the attractive frontage, with the property offering fantastic kerb appeal and a new laid Drive giving ample off road parking.

Step inside and you'll discover a home that has been thoughtfully renovated from top to bottom, blending modern living with practical family spaces.

The ground floor boasts a welcoming and bright separate living room before moving through the home where the rear of the property has been opened up to create the perfect space for entertaining and everyday family life. The impressive kitchen/dining room is complemented by a separate utility room, adding both convenience and functionality.

Upstairs offers three well-proportioned bedrooms, while the converted loft provides an excellent additional room complete with its own en-suite shower room. Although the loft conversion does not have Building Regulations approval and therefore cannot be marketed as a fourth bedroom, it offers fantastic flexibility as a home office, dressing room, hobby room or occasional guest space.

Rear Garden

The property benefits from a **generously proportioned and beautifully established rear garden**, offering an excellent combination of lawned and paved areas ideal for both relaxing and entertaining. A spacious paved terrace provides the perfect setting for outdoor dining and entertaining, with ample room for a substantial seating arrangement.

The garden is enclosed by **mature timber fencing**, creating a private and secure environment, while established planting and raised borders add colour and interest. A dedicated pathway leads through the lawn to the rear, where there is a **stylish covered entertaining area/bar**, creating a fantastic space for summer gatherings and alfresco evenings.

There is also a **useful timber storage shed**, additional seating areas and plenty of space for outdoor furniture and recreational use. The garden enjoys a pleasant southerly feel with excellent natural light, making it a particularly versatile outdoor space for families and entertaining.

Why You'll Love the Location

Poplar Road enjoys a fantastic position in a sought-after residential area of Cardiff, popular with families and professionals alike. Residents benefit from a great selection of local shops, cafés and everyday amenities, while excellent road links provide easy access to Cardiff City Centre, the A48 and M4 motorway, making commuting straightforward.

The area is also well served by public transport, with regular bus services nearby and convenient access to local train stations connecting across Cardiff and beyond.

Families will appreciate the choice of highly regarded primary and secondary schools within easy reach, making this a location that continues to be in high demand.

Schools & Family Life

Poplar Road is ideally positioned for family life, situated within the established residential community of Fairwater, with a good selection of schools, green spaces, leisure facilities and everyday amenities close by.

Families are particularly well served for education, with **Fairwater Primary School** and **Peter Lea Primary School** both nearby, while **Cantonian High School** is also within the local area. **Holy Family R.C. Primary School** is another option in Fairwater. School catchment areas and availability should always be confirmed directly with Cardiff Council, as admission arrangements can change.

For days out and keeping the children entertained, Fairwater offers plenty of opportunities to enjoy the outdoors, with **Fairwater Park, playing fields and local recreational facilities** nearby. Fairwater Leisure Centre provides a 25-metre swimming pool, sports hall and a range of activities suitable for families and children, including swimming and junior sports.

The location also benefits from being within easy reach of **Victoria Park, Llandaff and St Fagans**, providing further opportunities for family walks, outdoor activities and weekend days out. Cardiff's wider network of parks and family attractions is also readily accessible from the area.

With its **family-friendly surroundings, local schooling, recreational facilities and convenient access to Cardiff's wider amenities**, Poplar Road offers a practical and well-connected setting for families looking to enjoy suburban living whilst remaining within easy reach of the city.

ADDITIONAL INFORMATION:

Buyers are required to pay a non-refundable AML administration fee of £30 inc vat, per buyer after their offer is accepted to proceed with the sale.

Features

- Gas Central Heating Combi Boiler

- Three Double Bedrooms
- Drive
- Utility Room
- Additional loft Room

Don't Miss Your Opportunity

Properties of this quality rarely stay available for long.

Launch Day appointments are now being reserved, with early off-market viewings available exclusively for prequalified buyers.

Call Olivia Louise Estate Agents today to secure your position on the Launch Day reserve list and be among the very first to view this fantastic home before it officially reaches the market.

Be quick... Homes like this generate significant interest, and you won't want to miss your chance to make this exceptional property your next home!







Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.