

Amethyst Road,
Fairwater, Cardiff,
CF5 3NT

THOMAS H WOOD

Asking Price
£295,000

3 Bedrooms
House - Semi-Detached

A spacious three bedroom semi detached family home, ideally located in Fairwater with access to a range of excellent local amenities, schools and public transport links. The property provides well proportioned and versatile accommodation throughout, making it an ideal home for a growing family. To the ground floor there is an entrance hallway, lounge, generous kitchen diner and useful utility room and WC. The kitchen provides excellent space for both everyday family living and dining, with direct access to the rear garden. To the first floor there are three excellent sized bedrooms, together with a modern family bathroom. Bedrooms one and two are both generous double bedrooms, while bedroom three provides a larger than average third bedroom, that's ideal for a children's bedroom or study. Outside, the property enjoys ample off road parking, and the rear benefits a generous tiered rear garden, comprising a paved patio, raised decking area and further tiered lawn, with perimeter fencing. To be sold with no onward chain.



HALLWAY
Accessed via a partially glazed UPVC front door, with laminate flooring, painted walls, smooth ceiling with coving, UPVC window to side, doors leading to the lounge, kitchen and utility room, and stairs rising to the first floor

LOUNGE
14'6" x 10'10"
A well proportioned reception room with laminate flooring, painted walls, smooth ceiling with coving, feature fireplace and UPVC window overlooking the front aspect with fitted blind

KITCHEN DINER
17'11" x 9'11"
A generous kitchen diner fitted with a range of wall and base units with contrasting work surfaces, four ring gas hob, electric oven, extractor hood and tiled splashback area. There is a tiled floor, space for a dining table and chairs, UPVC windows and UPVC doors providing

access to the rear patio and garden. Door leading to the utility room. Smooth ceiling with coving, recessed spotlights and chimney breast with power point for a wall mounted television.

UTILITY ROOM
5'9" x 8'7"
A valuable and practical space with front and rear access via UPVC doors, space and plumbing for washing machine and tumble dryer, wall mounted storage cupboards, tiled floor, tiled splashback and useful storage cupboard.



Features

- Three bedroom semi detached family home
- Generous kitchen diner with access to the rear garden
- Separate utility room with front and rear access
- Spacious lounge with feature fireplace
- Three well proportioned bedrooms
- Modern family bathroom
- Generous tiered rear garden with patio, decking and lawn
- Highly convenient location close to excellent local amenities and transport links

WC
3'0" x 4'6"
Fitted with a low level WC and chrome heated towel radiator, with continuation of the tiled floor.

FIRST FLOOR

LANDING
Via carpeted staircase leading to the first floor landing, with access to all bedrooms and bathroom, loft access with fitted loft ladder.

BEDROOM ONE
13'4" x 10'11"
A generous double bedroom overlooking the front aspect, with carpeted flooring, painted walls, smooth ceiling with coving, fitted mirrored wardrobes, UPVC window and radiator with TRV.

BEDROOM TWO
14'2" x 9'11"
A well proportioned double bedroom overlooking the rear aspect, with carpeted flooring, painted walls, smooth ceiling with coving, fitted mirrored wardrobes, UPVC window and radiator with TRV.

BEDROOM THREE
9'5" x 7'10"
A useful third bedroom overlooking the front aspect, with carpeted flooring, painted walls, smooth ceiling with coving, fitted over stair storage, UPVC window with fitted blind and radiator with TRV.

BATHROOM
6'10" x 5'7"
Fitted with a low level WC, wash hand basin set within a vanity unit with storage beneath, antique brass mixer tap, panelled bath with antique brass mixer taps, shower and handheld attachment. Fully tiled floor, part tiled walls, UPVC window and antique style heated towel radiator.

OUTSIDE

FRONT
The property is approached via a front garden providing access to the partially glazed UPVC entrance door and utility room.

REAR
A generous tiered rear garden with paved patio leading to a raised decking area and further tiered lawn beyond. The garden is enclosed by perimeter fencing and provides excellent outdoor space for family use, entertaining and relaxation, with access towards the front of the property

TENTURE
This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX
BAND D

EPC
C



3 BEDROOMS

2 BATHROOMS

2 RECEPTION ROOMS

ENERGY RATING: C

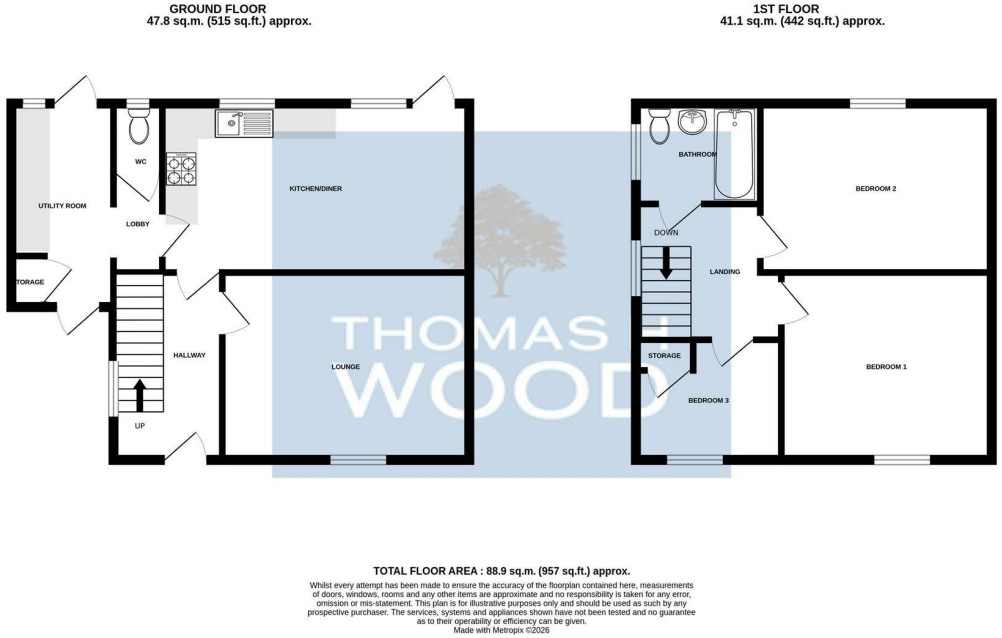
Information

- Tenure: Freehold
- Council Tax Band: D
- Floor Area: 957.00 sq ft
- Current EPC Rating: C
- Potential EPC Rating: C







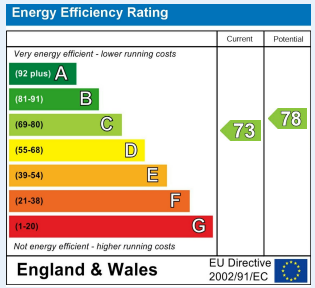


TOTAL FLOOR AREA : 88.9 sq.m. (957 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements







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