

# Brook Road

FAIRWATER, CARDIFF, CF5 3AW

£289,950

Hern &  
Crabtree





# Brook Road

Extended and beautifully modernised throughout, this traditional three-bedroom bay-fronted mid-terrace home is situated on a quiet no-through road in the popular Fairwater area. Stylishly presented and ready for immediate occupation, this is a property that is sure to attract strong interest.

The heart of the home is the impressive open-plan kitchen/diner/sitting area, flooded with natural light and french doors that open directly onto the rear garden — perfect for modern family living and entertaining. The property retains plenty of charm and character throughout and briefly comprises an entrance hall, front lounge, and the stunning open-plan living space with a convenient utility area to the ground floor.

To the first floor are three bedrooms and a contemporary bathroom suite. Externally, the property benefits from an enclosed, low-maintenance rear garden with rear lane access.

Brook Road is ideally positioned on the eastern side of Fairwater, just a short walk from Waungron Park and its railway station. Insole Court shops and Fairwater Green are also within easy walking distance, offering a wide range of local amenities.

Internal viewings are highly recommended — early interest is anticipated, so book promptly to avoid disappointment.



# 980.00 sq ft

## Entrance

Entered via a composite front door, coved ceiling, stairs to the first floor with open beneath, radiator.

## Living Room

Double glazed bay window to the front, radiator, coved ceiling, wooden fire surround and cast iron inset, fitted shelves and cupboard, wood floor.

## Kitchen/Dining Room

Double glazed patio doors lead out to the garden, double glazed window to the rear, kitchen fitted with base units with worktop over, ceramic sink, a four ring induction hob, integrated oven and grill, integrated dishwasher, two radiators, wood floors.

## First Floor Landing

Stairs rise up from the hall, access to loft space.

## Bedroom One

Double glazed window to the front, radiator, coved ceiling, built in wardrobe.

## Bedroom Two

Double glazed window to the rear, radiator, coved ceiling, built in wardrobes, wood flooring.

## Bedroom Three

Double glazed window to the front, radiator, built in cupboard.

## Bathroom

Double obscure glazed window to the rear, bath with shower over, w.c and wash hand basin, heated towel rail, tiled walls, tiled floor.

## Rear Garden

Enclosed by brick wall, gravel and paved sitting area, Astro turf, door to the rear lane.

## Front

Tiled path, brick wall.

## Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is TBC

## Disclaimer

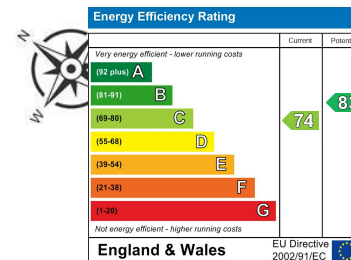
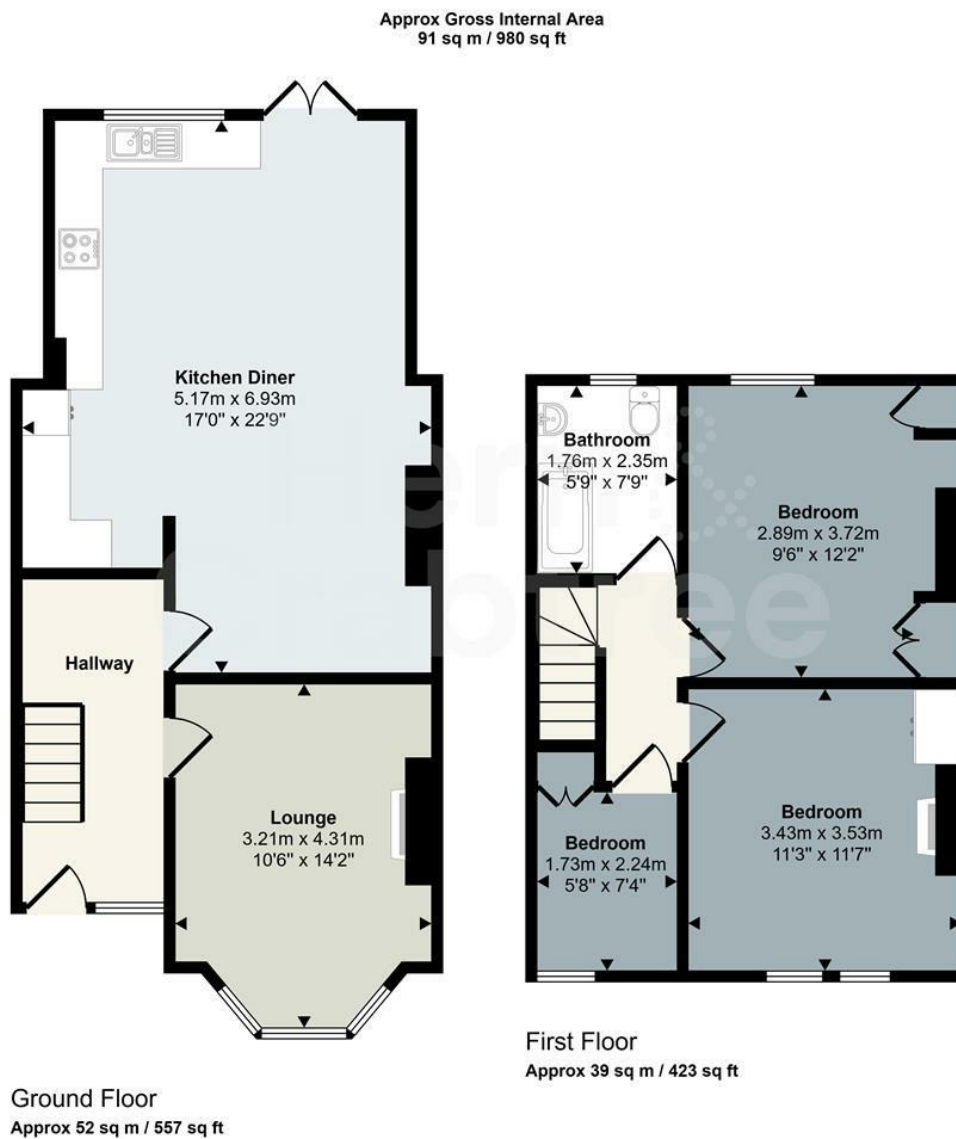
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies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









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.

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





# Hern & Crabtree

02920 555 198



llandaff@hern-crabtree.co.uk



hern-crabtree.co.uk



8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ



The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.