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CARDIFF

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*If you're looking to get onto the housing ladder and start paying into your own mortgage this could be the property for you. With off road parking and a decent size garden this property ticks a lot of boxes.*

Comments by Mr Julian Preston



**Property Specialist**

Mr Julian Preston

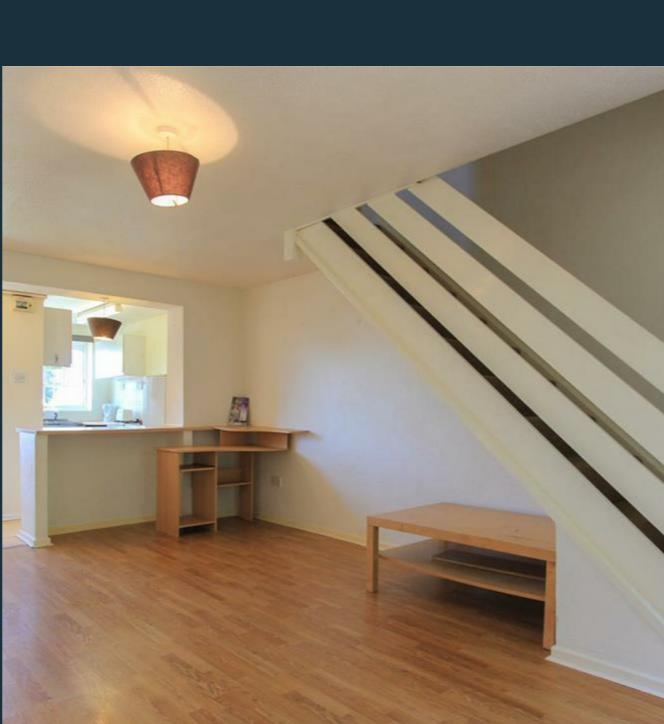
Senior valuer

julian@jeffreyross.co.uk

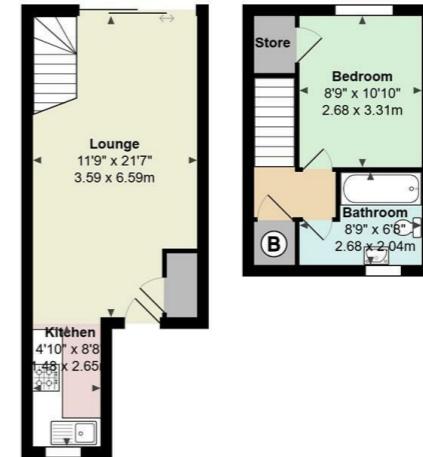


*We have enjoyed living here with lovely neighbours and the area is nice & peaceful and is also great for local amenities and it is also good for transport links.*

Comments by the Homeowner



**Ashdene Close, Fairwater.**



Total Area: 512 ft<sup>2</sup> ... 47.6 m<sup>2</sup>

All measurements are approximate and for display purposes only



Lounge 21'7" x 11'9" (6.58m x 3.58m)

Kitchen 8'8" x 4'10" (2.64m x 1.47m)

Landing

Bathroom 8'9" x 6'8" (2.67m x 2.03m)

Bedroom 10'10" x 8'9" (3.30m x 2.67m)

Gardens

The front garden has off road parking for 2 vehicles as well as an area laid to lawn to one side. The rear garden is enclosed and has wooden fence boundaries with a paved patio leading up to an area laid to lawn.

EPC

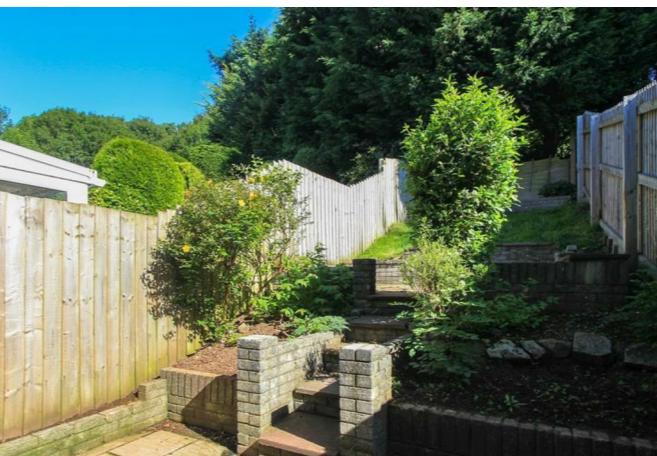
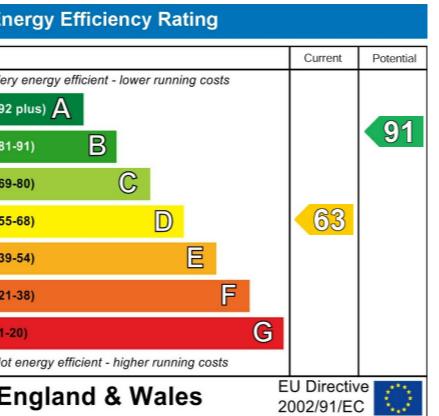
Awaiting

Council Tax

Band C

Tenure

We have been advised that the property is Freehold your legal representative should confirm this.



# Ashdene Close

Fairwater, Cardiff, CF5 2SA

Asking Price

£185,000



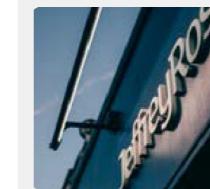
1 Bedroom(s)



1 Bathroom(s)



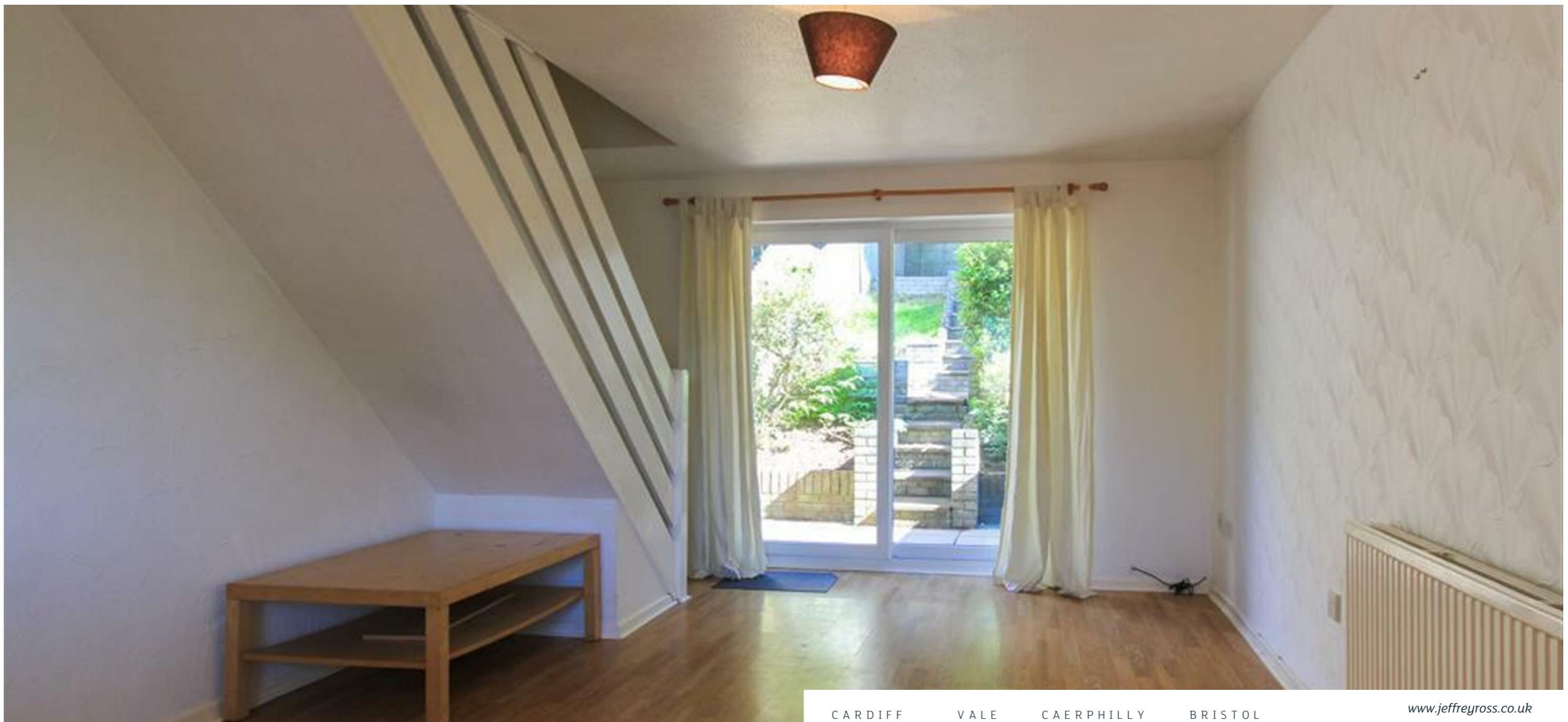
512.00 sq ft



Contact our  
**Pontcanna Branch**

02920 499680

This modern mid-link house in Fairwater presents an excellent opportunity for first-time buyers or those seeking a cosy retreat. Built circa 1980, the property boasts a well-designed layout, encompassing 512 square feet of comfortable living space. Upon entering, you will find a welcoming reception room that offers a perfect setting for relaxation or entertaining guests. The house features one spacious double bedroom, providing a peaceful sanctuary for rest. The bathroom is conveniently located, ensuring ease of access for residents and visitors alike. One of the standout features of this property is the driveway parking, accommodating up to two vehicles, which is a rare find in this area. Additionally, the enclosed rear garden offers a private outdoor space, ideal for enjoying sunny days or hosting gatherings with friends and family. With no onward chain, this property is ready for you to move in and make it your own. Whether you are looking to invest in your first home or downsize to a more manageable space, this delightful house in Fairwater is sure to meet your needs. Don't miss the chance to view this lovely property and envision the possibilities it holds for you.



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