



## Tramway Close, Fairwater

**£240,000**

- Need a mortgage? Call us today to find out how we can get you moving!
- Walking distance to local Primary and Secondary Schools
- Sought after location with easy access to the M4 motorway in both directions
- Just a short walk to Fairwater shops and local amenities
- Four bedrooms set over three floors
- COUNCIL TAX BAND C



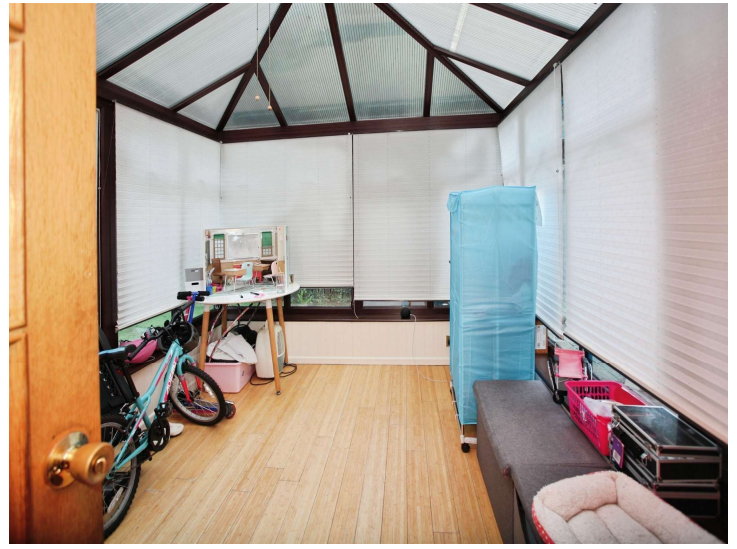
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## About the property

This well-presented four-bedroom end of terrace house, set over three floors, features spacious living areas, a bright conservatory, kitchen, off-road parking, and a convenient location close to schools, shops, transport links, and parks—making it ideal for families and commuters alike.





## Accommodation

### Porch

### Dining room

6' 9" x 10' 2" ( 2.06m x 3.10m )

### Downstairs WC

### Further Hallway

10' 1" x 5' 2" ( 3.07m x 1.57m )

### Living Room

20' 7" x 11' 8" ( 6.27m x 3.56m )

### Conservatory

12' 1" x 8' 9" ( 3.68m x 2.67m )

### Kitchen

15' 7" x 8' 2" ( 4.75m x 2.49m )

### First Floor Landing

### Bedroom One

9' 1" Min x 12' 1" ( 2.77m Min x 3.68m )

### Bedroom Two

12' 1" x 6' 9" ( 3.68m x 2.06m )

### Bathroom

10' 7" x 8' 9" ( 3.23m x 2.67m )

### Bedroom Three

11' 8" x 9' 1" ( 3.56m x 2.77m )

### Bedroom Four

11' 8" x 7' 2" ( 3.56m x 2.18m )

## Floorplan



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