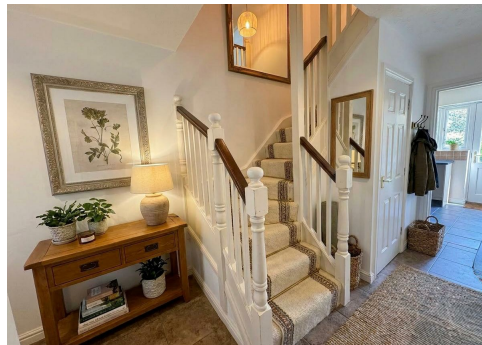




02920 575 631
sales@olivia-louise.co.uk



Reardon Smith Court, Fairwater, Cardiff, CF5 3JD

FROM £340,000 Freehold

SCAN ME

Beautifully presented four-bedroom townhouse, ideally positioned within the highly sought-after area of Fairwater and offered to the market with no onward chain and vacant possession.

Boasting spacious and versatile accommodation throughout, this exceptional home features two generous reception rooms, a contemporary fitted kitchen with separate utility room, and a stylish principal bedroom complete with ensuite shower room. Externally, the property benefits from a private enclosed rear garden, driveway parking, and an integral garage, creating the perfect balance of comfort, practicality, and modern family living.



Olivia Louise are pleased to present to market this beautifully appointed four-bedroom townhouse, enviably positioned within the highly desirable area of Fairwater.

Thoughtfully designed across spacious and versatile accommodation, this exceptional home effortlessly combines contemporary elegance with everyday practicality, creating an ideal setting for modern family living.

From the moment you step inside, the sense of space and natural light is immediately apparent. The property offers two generous reception rooms, perfectly suited to both relaxed family living and stylish entertaining.

The principal living room is particularly impressive, enhanced by a charming Juliet balcony that floods the space with natural light and creates a wonderfully airy ambience.

At the heart of the home lies a sleek and modern kitchen, complemented by a separate utility room for added convenience and functionality. Whether hosting guests or enjoying quiet evenings at home, the flowing layout provides flexible living and dining spaces to suit every occasion.

A ground floor WC/Shower Room further enhances the practicality of this superb home, while the versatile layout also lends itself perfectly to multi-generational living, offering an ideal private space for teenagers, visiting relatives, or guests seeking a degree of independence.

The accommodation continues with four well-proportioned bedrooms, each beautifully presented and designed with comfort in mind. The principal suite benefits from a contemporary ensuite shower room, offering a peaceful and private retreat.

The remaining bedrooms provide versatile space for family members, guests, or those seeking a dedicated home office.

Externally, the property enjoys a private enclosed rear garden with side access; an ideal environment for children, outdoor dining, or simply unwinding in the warmer months. A private driveway and integral garage provide ample parking and valuable additional storage.

Perfectly positioned within Fairwater, the property benefits from an excellent range of local amenities and a strong sense of community, making it a highly sought-after location for both families and professionals alike. Fairwater is particularly well regarded for its abundance of green open spaces, parks, and scenic walking routes, creating a wonderful balance between suburban tranquillity and city convenience. The area offers a family-friendly atmosphere with excellent leisure facilities, including nearby sports and fitness centres, playgrounds, and recreational spaces, while also appealing to working professionals seeking a well-connected location with easy access into Cardiff city centre.

A variety of local cafés, shops, supermarkets, and everyday amenities further enhance the convenience and lifestyle appeal of the area.

Fairwater also benefits from a strong selection of both English and Welsh medium schools, making the area particularly attractive to growing families. Local English medium primary schools include Fairwater Primary School, Peter Lea Primary School and Holy Family R.C Primary School, with Cantonian High School serving as the local English medium secondary school. The area is also included in the catchment for Bishop of Llandaff High.

For Welsh medium education, families have access to Ysgol Gymraeg Coed-Y-Gof for primary education and Ysgol Gyfun Gymraeg Plasmawr for secondary education, both highly regarded within Cardiff.

Combining space, style, and refined modern living, this outstanding townhouse presents a rare opportunity to acquire a beautifully maintained home in a prime residential location.

Early viewing is highly recommended. Contact us today to arrange your private viewing and take the first step toward securing this exceptional family home. For further information or to register your interest, please contact us on:

P: [02920 575 631](tel:02920575631)

E: sales@olivia-louise.co.uk

W: www.olivia-louise.co.uk

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.

PLEASE NOTE: The furniture, furnishings and accessories shown have been AI-generated for illustrative purposes only to demonstrate how the rooms may be used and to help visualise potential layouts and styling.

The property is currently vacant and offered with empty possession, providing a blank canvas ready for a purchaser's own furniture and personal design choices.

No furniture, furnishings or accessories depicted are included in the sale. Please refer to the Property Fixtures and Fittings Form supplied by your solicitor for full clarification.

Ground Floor

Entrance Hallway

Entered via the front door, the hallway provides immediate access to the downstairs shower room and WC positioned to the right-hand side. Stairs rise centrally to the first floor, while further doors lead through to the fourth bedroom, utility room, and provide access out to the rear garden.

Downstairs Shower Room & WC

Fitted with a walk-in shower featuring a glass sliding door, wash hand basin, and WC. A window provides natural light and ventilation.

Integral Garage *5.44m x 2.45m (214' 2" x 96' 5")*

Integral garage fitted with an up-and-over door and benefiting from power supply, providing useful storage or workshop potential.

4th Bedroom *3.34m x 2.54m (131' 6" x 100' 0")*

Situated on the ground floor of the townhouse, this versatile room offers excellent flexibility and can be utilised as a fourth bedroom, home office, playroom, snug, or hobby space depending on individual requirements. Overlooking the rear garden, the room enjoys a pleasant outlook and plenty of natural light. The ground floor layout lends itself particularly well to families with teenagers seeking additional independence, whilst also offering potential for multi-generational living or a private guest/granny suite arrangement.

Utility room *2.20m x 2.33m (86' 7" x 91' 9")*

Practical utility space fitted with a work surface and hand wash basin, along with useful cupboard storage. A door provides direct access out to the rear garden, making it an ideal everyday service area for laundry and household use.

Rear Garden

Designed for low maintenance living, the rear garden is predominantly paved and provides an ideal space for outdoor seating and entertaining. The garden also features a small tree for added greenery together with a charming summer house offering useful additional storage or relaxation space.

First Floor

The first floor landing provides access to the kitchen/diner, living room, and stairs rising to the second floor.

Kitchen diner *4.16m x 4.98m (163' 9" x 196' 1")*

A spacious L-shaped kitchen and dining area featuring attractive oak flooring and windows overlooking the rear garden. Designed with busy households in mind, the layout naturally separates the cooking and dining spaces whilst maintaining an open and sociable feel. The kitchen offers an excellent range of storage units and generous worktop space, with ample room for a family dining table, making it ideal for both everyday living and entertaining.

Living Room *4.65m x 4.65m (183' 1" x 183' 1")*

A beautifully presented living space featuring real oak flooring and an abundance of natural light throughout. Double glazed windows together with French doors opening onto a Juliet balcony create a bright and airy atmosphere, making this an ideal room for relaxing or entertaining.

Top Floor

The second floor landing provides access to the main family bathroom, additional bedroom, and the primary bedroom suite.

2nd Bedroom *2.02m x 2.37m (79' 6" x 93' 4")*

A versatile box room benefiting from useful built-in cupboard storage. Ideal for use as a nursery, home office, dressing room, or occasional bedroom depending on requirements.

3rd Bedroom *3.31m x 2.52m (130' 4" x 99' 3")*

A well-proportioned double bedroom with a window overlooking the rear garden, creating a bright and pleasant outlook. Ideal as a guest room, childrens bedroom, or additional home workspace.

Family Bathroom *1.58m x 2.32m (62' 2" x 91' 4")*

Fitted with a panelled bath featuring an electric overhead shower, wash hand basin, and WC. A practical family bathroom serving the second floor accommodation.

Primary Bedroom *3.68m x 3.77m (144' 11" x 148' 5")*

A generously sized primary bedroom positioned to the front of the property. Offering plenty of space for bedroom furnishings, this impressive room also benefits from the added convenience of an en-suite shower room.

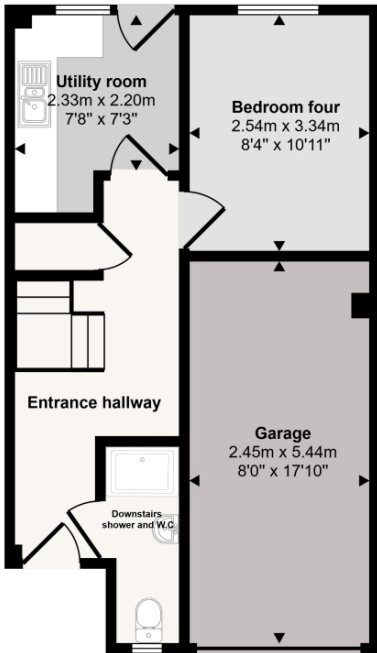
Primary En-Suite Shower Room *2.58m x 1.12m (101' 7" x 44' 1")*

Comprising a shower enclosure with sliding doors, wash hand basin, and WC, providing convenient private facilities to the primary bedroom.

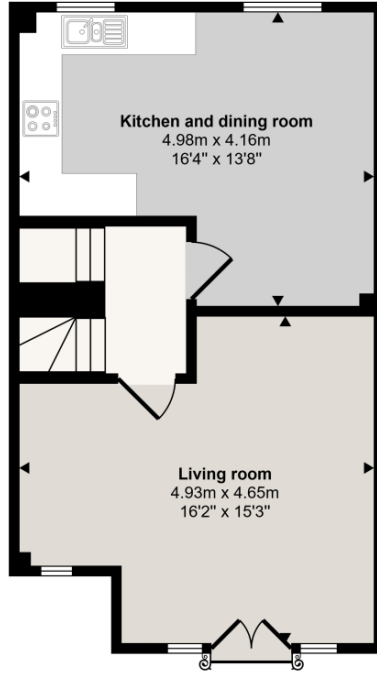




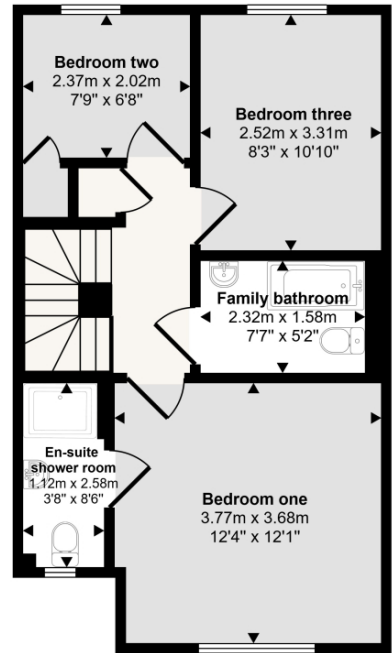
Approx Gross Internal Area
128 sq m / 1382 sq ft



Ground Floor
Approx 42 sq m / 456 sq ft



First Floor
Approx 43 sq m / 461 sq ft



Second Floor
Approx 43 sq m / 465 sq ft

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	72	82
	EU Directive 2002/91/EC	

Address: Fairwater



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.