

24 Fern Place, Cardiff

£299,950 Freehold

A beautifully presented, three bedroom, mid-terraced family home in the sought after area of Fairwater; being conveniently located close to local amenities, primary/comprehensive schools and transport links. Entrance hallway, cloakroom, spacious lounge/dining room, kitchen and garden room. To the first floor are three bedrooms and a newly renovated, modern family bathroom with separate WC. Gas central heating. Large rear garden comprising paved patio and lawn with built in shrubs. Driveway to front. EPC rating: TBC

Council Tax band: D

Tenure: Freehold

Entrance Porch

Sliding glass doors.

Entrance Hallway

Approached via sliding obscured glass door. Built in storage underneath staircase. DPL flooring. Radiator.

Cloakroom

4' 11" x 5' 3" (1.50m x 1.60m)

A white suite comprising of low level WC, pedestal wash hand basin. Timber wall cladding. Tiled flooring.

Obscured glass window to front. Electric shaver point.

Lounge/Diner

21' 9" x 13' 6" (6.63m x 4.11m)

A good sized lounge and dining room with window to front, sliding glass doors to rear garden. Feature stone and timber chimney breast with electric fire. Radiator.

Kitchen

16' 6" x 10' 0" (5.04m x 3.05m)

Appointed along four sides a range of base and eye level units, laminate worktops. Inset 2.5 bowl stainless steel sink with chrome tap. Inset four ring gas hob. Inset eye level grill and oven. Space for dishwasher and fridge freezer. Fully tiled walls and floors. Cupboard storing modern boiler. Cupboard currently used as pantry, also houses metres. Window and door leading to garden room.

Garden Room

10' 1" x 4' 10" (3.08m x 1.47m)

Currently used as a utility, base units appointed below laminate worktops. Space for washing machine and tumble drier. Inset stainless steel sink. Windows to three sides. Upvc door to garden.

First Floor Landing

Approached via easy rising staircase to central landing area. Doors to all rooms. Loft access.

Bedroom One

13' 0" x 10' 11" (3.95m x 3.32m)

A good sized primary bedroom with window to front.

Two built in storage cupboards. Built in wardrobes with mirrored fronts. Two radiators. DPL flooring.

Bedroom Two

10' 6" x 10' 11" (3.21m x 3.32m)

Another good sized bedroom with window overlooking the rear garden. Built in wardrobes to one side with mirrored fronts. Radiator.

Bedroom Three

11' 9" x 7' 9" (3.59m x 2.36m)

Currently used as an office, window to front. Built in wardrobe. Radiator.

Family Bathroom

9' 6" x 6' 11" (2.90m x 2.10m)

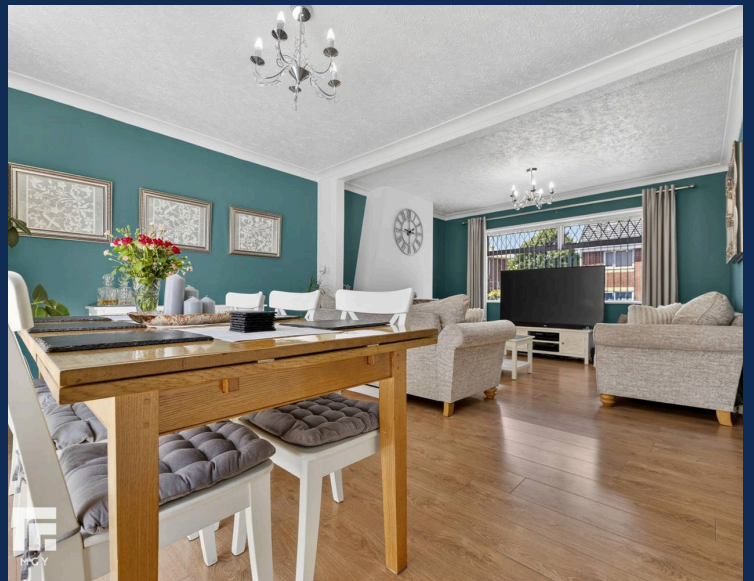
A modern white suite comprising of vanity wash hand basin with ample storage below and chrome mixer tap, panelled bath, shower cubicle with glass sliding doors, twin chrome shower heads above. Electric shaver point. Floor to ceiling wall panels. Obscured glass window to rear. Recessed spotlights. Chrome heated towel rail. LVT flooring.

WC

Separate WC. Obscured glass window to rear. Tiled floor.

Additional Information

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





REAR GARDEN

A lovely south facing enclosed garden, bordered by timber fence. An area of lawn and patio to three sides. Mature shrubs. Garden shed.

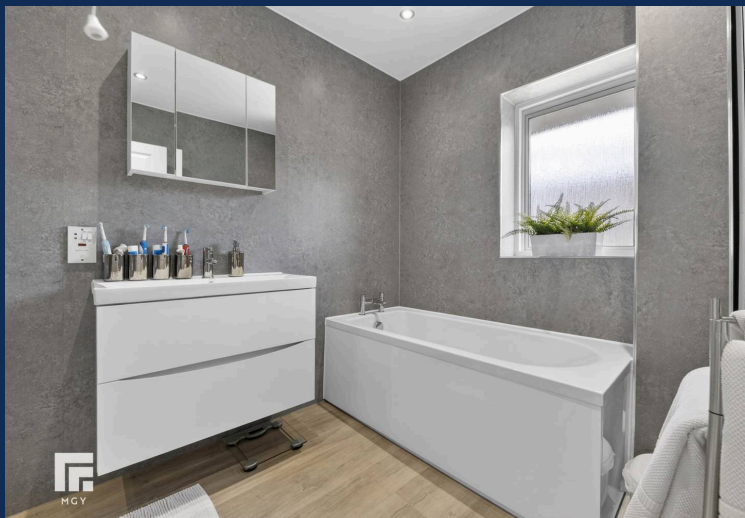
FRONT GARDEN

Driveway. Area of lawn. Steps leading to porch .

DRIVEWAY

1 Parking Space

Driveway with space for one car.



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