



16 HIRST CRESCENT

CARDIFF CF5 3LH

ASKING PRICE OF

£299,950



SEMI DETACHED PROPERTY



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**\*\* THREE BEDROOM SEMI DETACHED FAMILY HOUSE \*\*** A spacious three bedroom semi detached family house in a convenient location, close to amenities and transport links. Entrance hallway, large lounge, spacious kitchen and dining room with french doors to the rear garden, utility room, inner lobby and storage room to rear. To the first floor are three bedrooms and a family bathroom with shower over bath. Gas central heating. Double glazing. Deck relaxation and lawned rear garden. Driveway to front. EPC Rating: tbc

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX:**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

The property is situated in the popular suburb of Fairwater with a variety of local amenities. Fifteen minute walk to Llandaff. There are regular bus and train services and the property is within easy commuting distance of Cardiff City Centre. There are schools at all levels and easy access to the M4 motorway.

#### ENTRANCE HALLWAY

Approached via a composite entrance door leading to the entrance hallway. Staircase leading to the first floor. Under stairs storage. Laminate flooring. Radiator.

#### LOUNGE

15' 0" x 14' 6" (4.59m x 4.43m)  
Overlooking the entrance approach, a good sized primary reception. Adjoining door to kitchen and diner. Radiator.

#### KITCHEN AND DINER

21' 1" x 10' 0" (6.45m x 3.06m)  
Well appointed along four sides in light panelled fronts beneath laminate worktop surfaces. Inset sink with side drainer. Inset four ring induction hob with curved glass cooker hood above. Integrated oven. Integrated slim line wine cooler. Space for American style fridge freezer. Integrated dishwasher. Matching range of eye level wall cupboards with lights underneath units. Worktop breakfast bar. Cupboard housing the 'Ideal Logic' combi gas central heating boiler. Ample space for family dining table. French doors to rear garden. Window to rear. Door to lounge. Quality tiled flooring. Radiator.

#### UTILITY ROOM

5' 10" x 5' 5" (1.80m x 1.67m)  
With uPVC door to front. Storage shelves. Plumbing for washing machine and space for tumble dryer. Continuing to the inner lobby with door to rear garden and access to the rear storage.

#### REAR STORAGE

5' 8" x 5' 9" (1.75m x 1.76m)  
With power and lighting.

#### FIRST FLOOR

##### LANDING

Approached via an easy rising staircase leading to the central landing area. Access to roof space. Cupboard with shelving. Obscured glass window to side.

##### BEDROOM ONE

12' 5" x 11' 11" (3.79m x 3.65m)  
With two windows to front, an excellent sized primary bedroom. Radiator.

##### BEDROOM TWO

14' 8" x 10' 1" (4.48m x 3.08m)  
Overlooking the rear garden, a second double bedroom. Radiator.

##### BEDROOM THREE

9' 2" x 7' 10" (2.80m x 2.39m)  
Aspect to front, a good sized third bedroom. Radiator.

##### FAMILY BATHROOM

6' 5" x 5' 7" (1.97m x 1.71m)  
White suite comprising low level wc, vanity wash basin with storage below, p-shaped bath with chrome shower above. Full wall tiling. Obscured glass window to side. Chrome heated towel rail.

#### OUTSIDE

##### REAR GARDEN

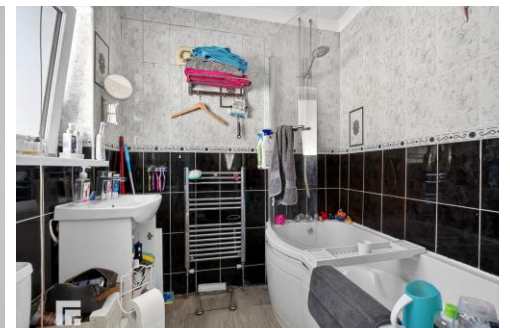
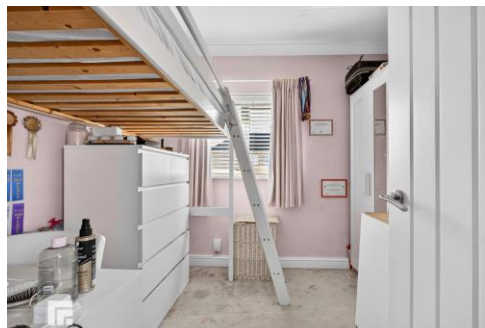
Large timber decked relaxation area leading down to an area of lawn. Timber storage shed. Outside tap.

##### FRONT GARDEN

Area of lawn and pathway to front. Driveway with parking for one car.



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FLOORPLAN TO FOLLOW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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