

Bwlch Road

FAIRWATER, CARDIFF, CF5 3DA

OFFERS IN EXCESS OF £305,000

**Hern &
Crabtree**



Bwlch Road

Placed on this popular tree lined street in Fairwater is this stylish and well presented three bedroom semi-detached house with a generous size rear garden.

Well proportioned throughout, the accommodation briefly comprises: Entrance Hall, Open Lounge/Diner with French doors out onto the Rear Garden and Fitted Kitchen to the ground floor. To the first floor are Three Bedrooms and a Family Bathroom. The property further benefits from a good size rear garden as well as off street parking for two cars to the front

Bwlch Road is perfectly placed within walking distance of Fairwater Green and offers a good selection of local cafés, shops and amenities. There are excellent public transport links to hand via road and rail. Internal viewings are a must!



880.00 sq ft

Entrance Hall

Entered via a pvc front door, stairs to the first floor with understairs storage cupboard, radiator, wooden floors.

Living Room

Double glazed window to the front, radiator, wooden floors, arch to dining area.

Dining Area

Double glazed patio doors to the rear, radiator, wooden floor.

Kitchen

Double obscure glazed window to the side, pvc door to the rear garden, wall and base units with worktop over, a five ring gas hob, integrated microwave oven and microwave, sink and drainer, space and plumbing for a washing machine and tumble dryer, space for a fridge/freezer, integrated dishwasher, radiator.

First Floor Landing

Stairs rise up from the hall, double glazed window to the side, access to loft space.

Bedroom One

Double glazed bay window to the front, radiator, wooden flooring.

Bedroom Two

Double glazed window to the rear, radiator, coved ceiling, wooden flooring.

Bedroom Three

Double glazed window to the front, radiator, picture rail, wooden flooring.

Bathroom

Double obscure glazed window to the rear, bath with shower over. w.c and wash hand basin, heated towel rail, tiled walls and tiled floor.

Rear Garden

Enclosed by timber fencing, gravel area, steps up to lawn area and patio, paved path to the rear, raised decked area, cold water tap, breeze block shed, gate to the side leads to the front.

Front

Parking for several vehicles.

Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is D.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.







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.

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