



From £340,000
Fairwater



 4
Bedrooms

 3
Bathrooms

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Beautifully presented four-bedroom townhouse in sought-after Fairwater, offered with no chain and vacant possession. Featuring spacious living accommodation, modern kitchen with utility room, ensuite to principal bedroom, enclosed garden, driveway, and integral garage.

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.

The area is well known for its family-friendly atmosphere, offering highly regarded schools, local shops, cafés, a library, and leisure facilities all within easy reach. Residents can also enjoy an abundance of green open spaces, scenic walking routes, and parks, ideal for dog walking, outdoor exercise, and children's play areas. Excellent public transport links and convenient access to Cardiff city centre further enhance Fairwater's appeal for commuters and working professionals seeking a balance between city convenience and suburban living.

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

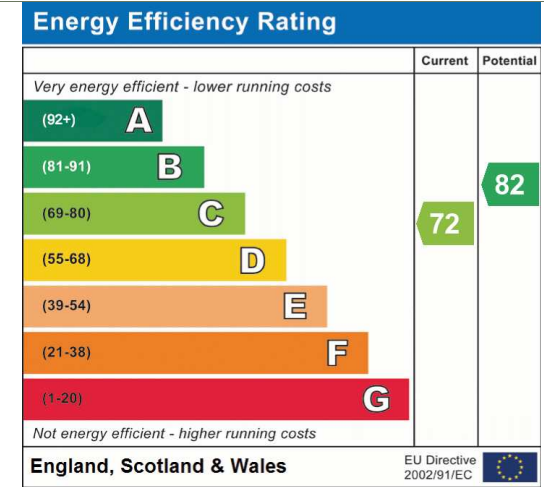
Early viewing is highly recommended. Contact us today to arrange your private viewing and take the first step toward securing this exceptional family home. For further information or to register your interest, please contact us at:

E: sales@olivia-louise.co.uk

P: 02920 575 631

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.



Address: Fairwater

