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CARDIFF VALE CAERPHILLY BRISTOL




# Plasmawr Road

FAIRWATER



*A charming cottage on Plasmawr Road, Cardiff, offering character and a peaceful setting with excellent access to local amenities and the city centre.*

Comments by Mrs Ruby Ledley




**Property Specialist**

Mrs Ruby Ledley

Valuer

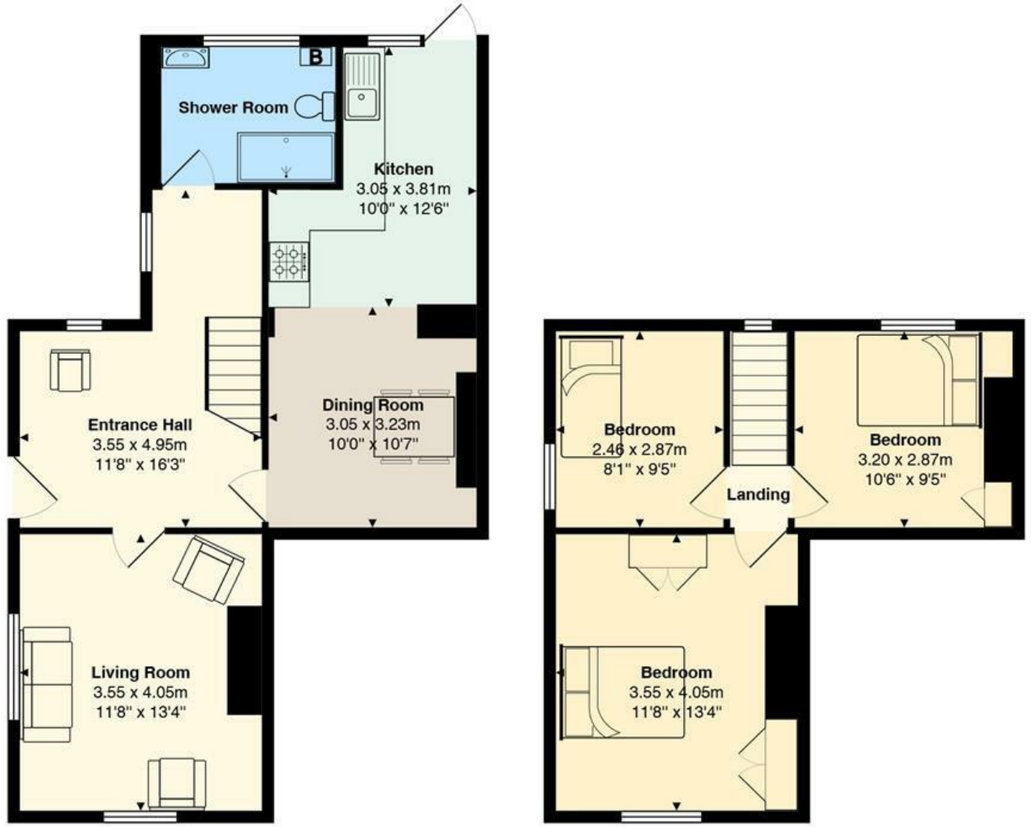
ruby@jeffreyross.co.uk


*When I first viewed my home I stepped across the threshold and felt at home immediately. It has a lovely calm atmosphere and I just knew straight away at the first viewing that this was to be my home. I loved the high ceilings and the light in the house; there are lots of windows, as well as a spacious bathroom and bedrooms. It's a slightly quirky home and is unexpectedly larger than it may first appear. I loved that it had a low maintenance and private secure rear garden, perfect for me to relax in, As well as a space to park off road. I liked that my home would be near to and has easy access to buses and trains. Near many facilities such as schools (which isn't applicable to me any longer), Fairwater health centre, optician, pharmacy, podiatrist, lots of food shops, post offices, hairdressers, parks/ green space. A Very convenient area just 20 or so minutes from the city centre.*

Comments by the Homeowner



## Cartref Cottage




Total Area: 87.5 m² ... 942 ft²

All measurements are approximate and for display purposes only









# Plasmawr Road

*Fairwater, Cardiff, CF5 3JU*

**Asking Price**

## £300,000

3 Bedroom(s) | 1 Bathroom(s) | 942.00 sq ft



Contact our
*Pontcanna Branch*
02920 499680

Situated on Plasmawr Road in the popular area of Fairwater, Cardiff, this charming stone cottage, dating back to 1850, offers a wonderful blend of period character and modern living. Modernised throughout while retaining its original charm, this unique property presents an excellent opportunity for buyers seeking a home with history, character and contemporary comforts. Further benefits include a new roof installed in 2025, complete with a guarantee.

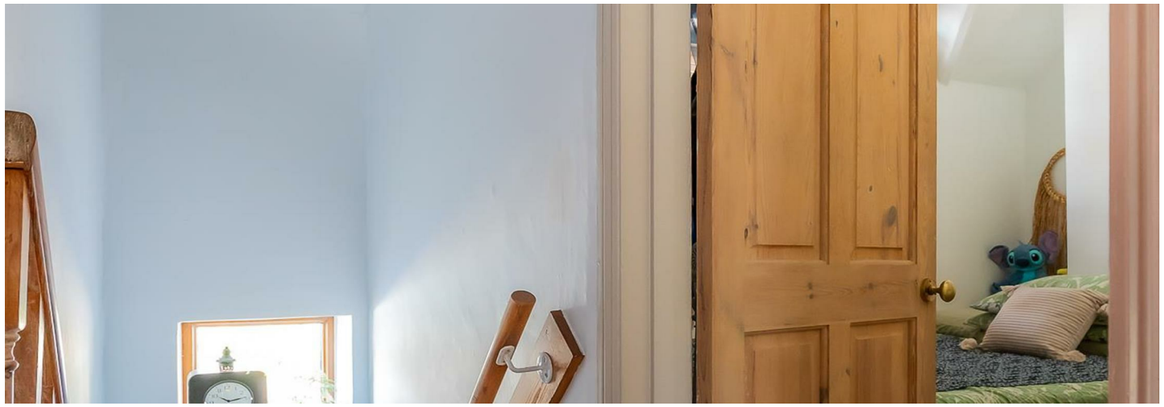
The property offers three well-proportioned bedrooms and bright, welcoming accommodation throughout. Generous natural light enhances the sense of space, while the cottage's traditional features add to its charm and distinctive appeal.

Externally, the property benefits from off-road parking, providing valuable convenience for residents and visitors alike.

Fairwater is a popular residential area offering a range of local amenities, parks and green spaces, alongside excellent transport links to Cardiff city centre. Its combination of a peaceful suburban setting and convenient access to the city makes it an appealing location for a variety of buyers.

Combining the character of a traditional stone cottage with modernised interiors and the reassurance of a recently replaced roof, this delightful three-bedroom home represents a fantastic opportunity to acquire a distinctive property in a well-established Cardiff community.





**Entrance Hallway 11'8 x 16'3 (3.56m x 4.95m)**

**Living Room 11'8 x 13'4 (3.56m x 4.06m)**

**Dining Room 10 x 10'7 (3.05m x 3.23m)**

**Kitchen 10 x 12'6 (3.05m x 3.81m)**

**Shower Room**

**Landing**

**Bedroom 1 11'8 x 13'4 (3.56m x 4.06m)**

**Bedroom 2 10'6 x 9'5 (3.20m x 2.87m)**

**Bedroom 3 8'1 x 9'5 (2.46m x 2.87m)**

**Attic**

Boarded & accessed through the third bedroom. Used for storage.

**EPC**

Rating D

**Council Tax**

BAND E

**Tenure**

Freehold. This is to be confirmed by your legal representative.

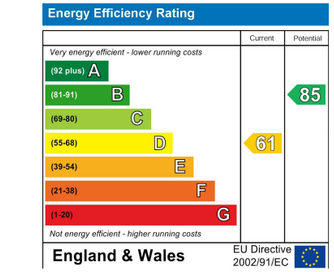
**School Catchment**








COSORI
magimix


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) 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
61
85
England & Wales
EU Directive 2002/91/EC



