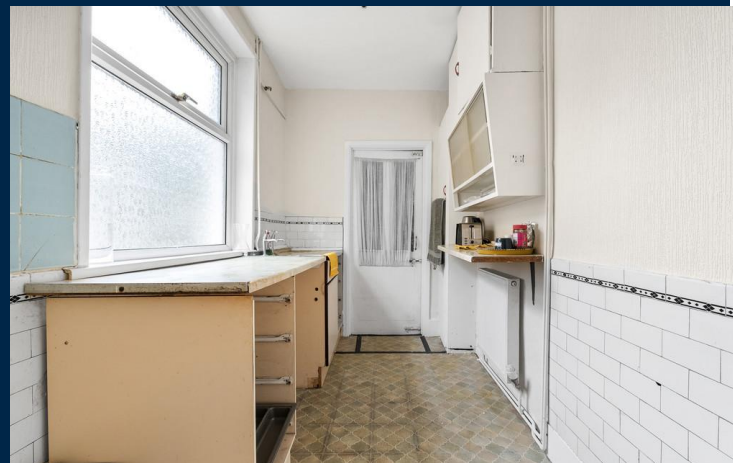




**181 BWLCH ROAD**  
**FAIRWATER**  
**CARDIFF CF5 3EE**

ASKING PRICE OF  
**£299,950**



### SEMI-DETACHED PROPERTY



**3**



**1**



**2**



**2**

**\*\* LARGE REAR GARDEN \*\* THREE  
BEDROOM SEMI DETACHED \*\* NO CHAIN**

**\*\* A charming, bay fronted three bedroom semi detached family home with large rear garden, in need of upgrade but offering excellent potential. Entrance porch, hallway, bay fronted lounge, spacious dining/sitting room with french doors to the rear garden, kitchen, rear lobby and cloakroom. To the first floor are three bedrooms and a family bathroom with freestanding bath. Gas central heating. Large south facing rear garden. Long driveway. Garage. No chain. EPC Rating: D**

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 894 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

**LOCATION**

The property is situated in the popular suburb of Fairwater with a variety of local amenities and public houses. 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 PORCH**

French doors to porchway.

**ENTRANCE HALLWAY**

Original wood panelled entrance door with stainless window to upper part leading to the entrance hallway. Radiator. Woodblock flooring beneath carpet.

**LOUNGE**

12' 9" x 10' 9" (into bay) 3.28m

A bay fronted reception. Feature fireplace. Radiator. Woodblock flooring beneath carpet.

**DINING/SITTING ROOM**

18' 11" x 10' 5" (5.77m x 3.18m)

A good sized second reception with french doors to the rear garden. Radiator. Woodblock flooring beneath carpet.

**KITCHEN**

11' 9" x 5' 8" (3.59m x 1.75m)

With units and worktop to one side. Inset stainless steel sink with side drainer. Pantry storage cupboard. Window to side. Door to rear lobby.

**REAR LOBBY**

With door to rear garden. Storage cupboard and door to cloakroom.

**CLOAKROOM**

Low level wc. Window to side.

**FIRST FLOOR**

**LANDING**

Approached via an easy rising staircase leading to the central landing area. Access to roof space. Window to side.

**BEDROOM ONE**

12' 11" x 10' 4" (into bay) (3.95m x 3.15m)

Bay fronted window overlooking the lawned front garden. Feature wall mounted fireplace. Radiator.

**BEDROOM TWO**

12' 4" x 10' 4" (3.76m x 3.16m)

Overlooking the delightful long rear garden, a second double bedroom. Radiator.

**BEDROOM THREE**

7' 4" x 6' 0" (2.25m x 1.83m)

Overlooking the entrance approach. Radiator.

**FAMILY BATHROOM**

Comprising low level wc, wash hand basin, freestanding cast iron claw legged roll top bath with shower mixer tap. Airing cupboard housing the Vaillant combi gas central heating boiler. Obscured glass window to rear. Tiling to splashback. Chrome heated towel rail.



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## OUTSIDE

### REAR GARDEN

An exceptionally long south facing rear garden comprising paved patio leading onto an area of lawn with further rear portions of former vegetable patches. Access to garage. Two greenhouses.

### FRONT GARDEN

Mature plant beds to front. Low level brick wall to front. Long driveway with side entrance to continuation of driveway leading to garage.

### GARAGE

16' 2" x 10' 4" (4.93m x 3.16m)  
With up and over access door.



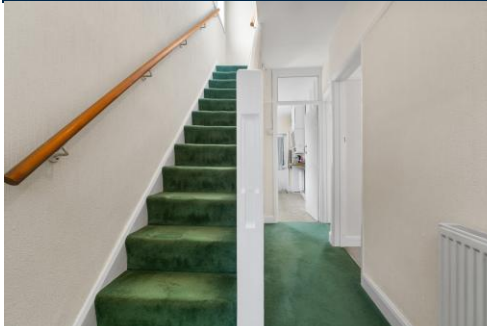


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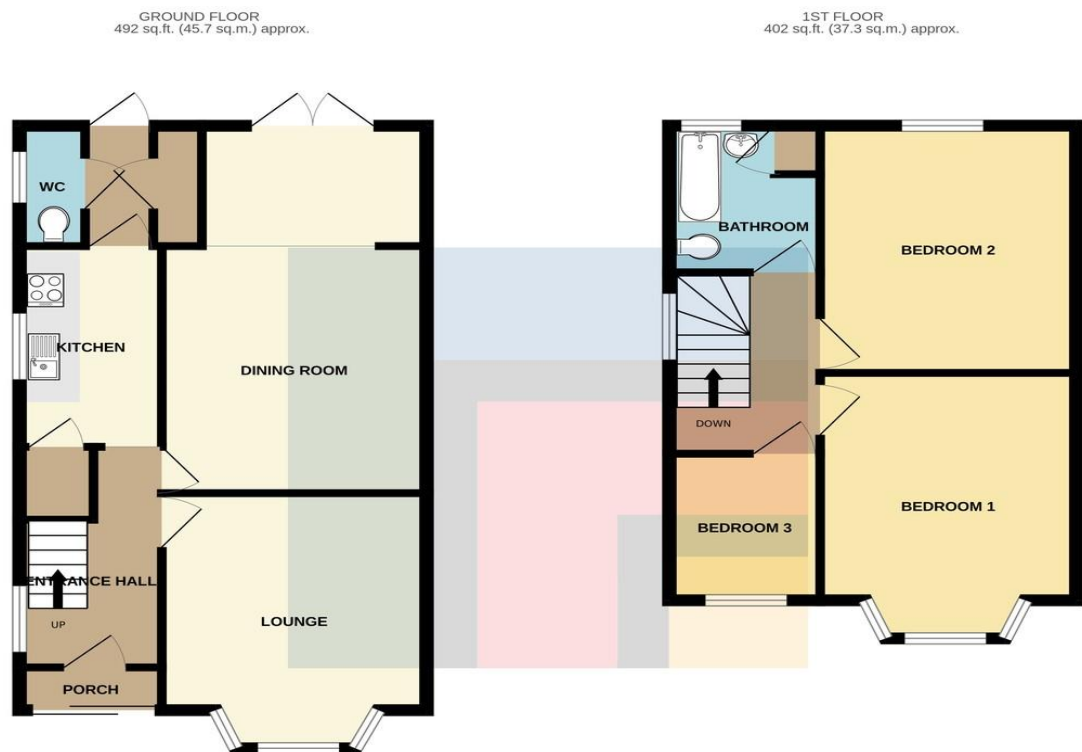


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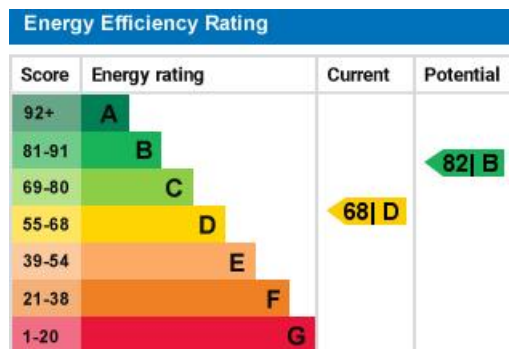




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TOTAL FLOOR AREA : 894 sq.ft. (83.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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