

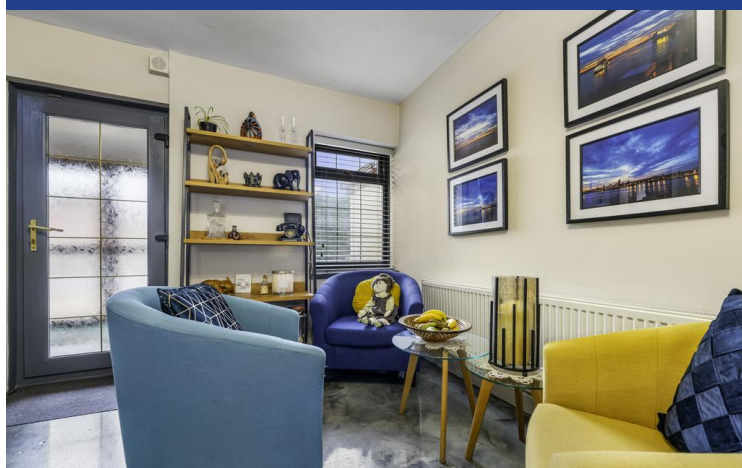
38 Keyston Road, Fairwater, Cardiff, CF5 3NG



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£300,000



Mid Terrace House

3

1

1

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Property Description

****MID-TERRACED-PROPERTY**THREE BEDROOMS**CONSEVATORY**** A beautifully presented three bedroom property in the sought after area of Fairwater. Porch, entrance hallway, lounge, kitchen, dining room and conservatory. To the first floor; Principal bedroom, a second double bedroom, family bathroom and third bedroom. Well maintained rear garden. Solar Panels (owned outright). EPC Rating: B

Tenure Freehold

Council Tax Band D

Floor Area Approx TBC

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is situated in the popular suburb of Fairwater with a variety of local amenities. 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

Entered via driveway with ample parking, to front porch.

PORCH

8' 5" x 5' 5" (2.59m x 1.66m)

Entered via double glazed front door into the entrance porch. Resin flooring. Radiator. Door into reception hallway.

RECEPTION HALLWAY

11' 11" x 11' 7" (3.65 (max)m x 3.55m)

Open plan to kitchen. Two uPVC double glazed windows to front. Radiator. Fitted full height kitchen wall units with integrated fridge and freezer. Stairs to first floor with under stair storage cupboard. Resin flooring. Door to lounge.

KITCHEN

21' 10" x 7' 11" (6.66m x 2.42m)

A well presented kitchen fitted with a wide range of modern full height units including integrated double electric oven. Feature 3.5m central island with breakfast bar, integrated dishwasher and induction hob with extractor hood over. One and a half bowl stainless steel sink with complementary granite work surfaces. Radiator. Resin flooring. Opening to dining room and bi-fold doors to conservatory. uPVC double glazed door to side patio.

DINING ROOM

13' 6" x 11' 5" (4.14m x 3.48m)

uPVC double glazed window to front. Radiator. Resin flooring.

CONSERVATORY

15' 8" x 14' 2" (4.78m x 4.34m)

uPVC double glazed windows to all aspects with French patio doors to rear garden. Two radiators.

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FISRT FLOOR

LANDING

Doors to three bedrooms and bathroom. Loft access.

BEDROOM ONE

12' 9" x 11' 6" (3.89 (max)m x 3.52m)

uPVC double glazed window to front. Fitted wardrobe. Radiator.

BEDROOM TWO

12' 8" x 8' 11" (3.87m x 2.74m)

Fitted wardrobe. uPVC double glazed window to front. Radiator.

BEDROOM THREE

11' 8" x 8' 0" (3.56m x 2.45m)

Fitted shelving. uPVC double glazed window to rear. Radiator.

BATHROOM

11' 9" x 8' 5" (3.60m x 2.59m)

A stylish suite to include low level WC, vanity enclosed wash hand basin, fitted shower cubicle and panelled bath with shower attachment. Towel radiator. Wall mounted gas central heating boiler. Two uPVC double glazed windows to rear.

OUTSIDE

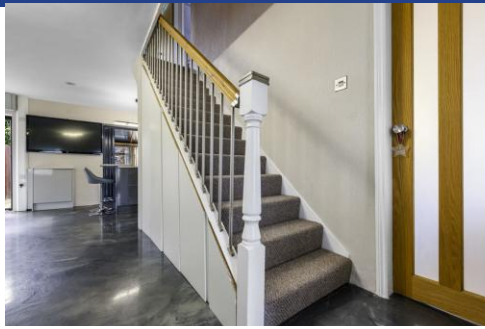
REAR GARDEN

A pleasant rear garden mainly laid to lawn with full width paved patio. Boundary fence and hedge. Shrub borders. Garden shed and greenhouse.

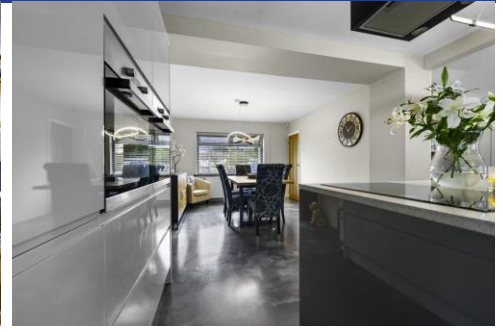
SOLAR PANELS

Owned outright by the vendor. Additional information available on request.

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Floorplan to Follow

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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