



16 FAIRWAYS CRESCENT

CARDIFF CF5 3EA

OFFERS IN EXCESS OF
£299,950



SEMI-DETACHED PROPERTY



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**** THREE BEDROOM SEMI-DETACHED
FAMILY HOME ** POPULAR LOCATION **
VERSATILE GARDEN ROOM ** A**

beautifully presented three bedroomed family home in the popular area of Fairwater being close to amenities and transport links. Entrance hallway, with quality woodblock flooring, bay fronted lounge with working open fire, extended dining and sitting room with patio doors to rear garden, neat fitted kitchen with door to rear garden. To the first floor are three bedrooms and a modern fitted family bathroom with shower over bath. Gas central heating. uPVC double glazed windows. Attractive landscaped rear garden with porcelain paved patio. EPC Rating: TBC

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 HALLWAY

Approached via a uPVC entrance door leading to the entrance hallway. Staircase to first floor. Quality wood block flooring. Under stairs storage cupboard. Radiator.

LOUNGE

15' 7" x 10' 8" (4.76m x 3.27m)

With bay fronted window overlooking the lawned front garden. Feature fireplace with open fire and wooden surround. Quality wood block flooring. Radiator. Double doors to dining room.

DINING/SITTING ROOM

17' 9" x 10' 1" (5.42m x 3.08m)

An excellent sized reception with patio door to rear garden. Ample space for family dining and sitting area. Quality engineered wood flooring. Radiator. Double doors to lounge. Door to kitchen.

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: TBC

VIEWING: STRICTLY BY APPOINTMENT

KITCHEN

18' 2" x 5' 10" (5.54m x 1.79m)

Appointed along one side in light finish fronts beneath woodgrain effect laminate worktop surfaces. Inset stainless steel sink with side drainer. Inset 4 ring gas hob with oven below and cooker hood above. Integrated dishwasher. Plumbing for washing machine and space for fridge freezer. Matching range of eye level wall cupboards. Window to side. Concealed 'Baxi Duo Tec' gas central heating boiler. Tiled splash back. Tiled flooring.

FIRST FLOOR

LANDING

Approached via easy rising staircase with Window to the left hand side. Loft access. Doors to bedrooms.

BEDROOM ONE

15' 3" (into bay) x 10' 5" (4.66m x 3.20m)

Bay fronted window overlooking the lawned front garden. Built out cupboard. Radiator.

BEDROOM TWO

11' 1" x 10' 6" (3.40m x 3.22m)

Overlooking the landscaped rear garden, second double bedroom. Built out cupboard. Radiator.

BEDROOM THREE

7' 1" x 5' 10" (2.18m x 1.79m)

Overlooking the side of the property. Radiator.

FAMILY BATHROOM

7' 3" x 5' 7" (2.21m x 1.72m)

Quality white suite comprising of low level WC, vanity wash hand basin with storage below. Panelled bath with twin head shower above and glass folding shower screen. Wall tiling to splash back areas. Obscured glass window to rear. Extractor fan. Recessed spotlights. Heated towel rail. Underfloor heating.



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OUTSIDE

FRONT GARDEN

Area of lawn with newly built low level brick wall to front.
Newly tarmaced driveway. Slate paved steps to front door.
Timber gate giving access to rear garden.

REAR GARDEN

Delightful large patio with porcelain slabs, leading to an area of lawn. To the back a composite decked seating area.
Outside lighting. Outside tap.

GARDEN ROOM

18' 8" x 8' 0" (5.71m x 2.46m)

Single uPVC door leading to the former garage with versatile use such as for an office, playroom, gym or bar.
Wooden flooring. Window to the right overlooking the rear garden. Power. Radiator. Electric points.



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EPC AND FLOORPLAN TO FOLLOW

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