



11 FAIRWOOD CLOSE

CARDIFF CF5 3QP

ASKING PRICE OF

£245,000



CLUSTER STYLE PROPERTY



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**** TWO DOUBLE BEDROOM 'CLUSTER STYLE' HOUSE ** BEAUTIFULLY PRESENTED REAR GARDEN ** NO CHAIN**
**** A bright and spacious, beautifully presented two double bedroom family home in a quiet close. Entrance porch, open plan lounge and kitchen with modern fitted kitchen including integrated appliances, bifolding doors to the rear garden. To the first floor are two double bedrooms and a modern family shower room. Gas central heating. Double glazed windows. Delightful rear garden comprising paved patio and artificial lawn. Parking to front. EPC rating: C**

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 spacious entrance porchway. Obscured windows to side and rear. Tiled flooring. Door to kitchen and lounge.

LOUNGE AND KITCHEN

22' 2" x 15' 0" (6.78m x 4.58m)

An excellent sized open plan lounge and kitchen with modern fitted kitchen well appointed along three sides in woodgrain finish panelled fronts beneath grey marble effect laminate worktop surfaces. Inset stainless steel sink with side drainer. Inset four ring ceramic hob with integrated oven and integrated small oven / microwave combi below. Integrated fridge and freezer. Integrated washing machine. Integrated tumble dryer. Full length larder with built in spice racks, wine racks and drawers. Matching range of eye level wall cupboards. Concealed 'Worcester' combi gas central heating boiler. Large worktop breakfast bar. Wall tiling to worktop splash back. Window overlooking the entrance approach. The room continues to a large lounge area with ample space for family seating. Staircase to first floor. Bifold doors leading to the rear garden. Additional window to rear. Laminate flooring throughout. Two radiators.

TENURE: FREEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 701 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the central landing area. Access to roof space with part boarded roof space and drop down ladder. Doors to all rooms.

BEDROOM ONE

11' 10" x 11' 0" (3.61m x 3.37m)

Overlooking the delightful rear garden, an excellent sized double bedroom. Large built in storage cupboard. Radiator.

BEDROOM TWO

10' 11" x 8' 2" (3.34m x 2.50m)

Overlooking the rear garden with deep silled window, a second double bedroom. Radiator.

FAMILY SHOWER ROOM

6' 3" x 6' 3" (1.93m x 1.92m)

A beautifully presented, modern family shower room with quality white suite comprising low level wc, vanity wash basin with storage below, walk in shower with glass shower screen and twin head chrome shower above. Large LED mirror. Full wall tiling. Tiled flooring. Obscured glass window to front. Extractor fan. Recessed spotlights. Fitted glass shelves. Wall mounted heated towel rail.

OUTSIDE

REAR GARDEN

A beautifully presented and enclosed rear garden with paved patio leading onto an area of artificial lawn and decorative stones. Outside lighting. Timber gate giving access to front.

FRONT GARDEN

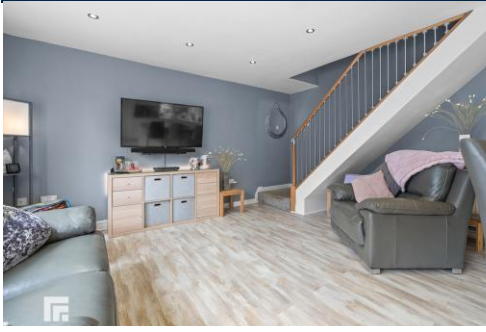
Decorative stones and paved stepping stones to front. Timber gate to side. Outside tap. Outside power points. Outside lighting. Please note the access path leading to number 12 is also owned by the property but grants right of access to 12.

PARKING

Parking to front.



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GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.

1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA: 701 sq.ft. (65.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



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