



46 FAIRWAYS CRESCENT
FAIRWATER
CARDIFF CF5 3EA

ASKING PRICE OF
£325,000



SEMI-DETACHED PROPERTY



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**** THREE BEDROOM SEMI DETACHED FAMILY HOME ** BACKING ONTO OPEN FIELD **** A beautifully presented three bedroom semi detached family home in a choice location offering easy access to local amenities and transport links. Entrance porch, hallway, lounge, sitting room, kitchen/dining. To the first floor are three bedrooms and a shower over bath. Gas central heating, double glazing. Rear garden with feature pergola and decking, garden shed, backing onto open field, to the front is a driveway. EPC Rating: TBC

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 970 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

Entered via block paved driveway to front door. Gated access to rear.

PORCH

8' 9" x 2' 5" (2.67m x 0.74m)
uPVC double glazed windows to all aspects with door into porch. Tiled flooring. Spotlights. Feature wooden double doors with stained glass, into hallway.

HALLWAY

13' 6" x 5' 5" (4.12 (max)m x 1.67m)
Doors to lounge, sitting room and kitchen. Stairs to first floor with under stair storage cupboard housing gas central heating boiler. Radiator.

LOUNGE

13' 4" x 10' 7" (4.07m x 3.25m)
Feature electric fire with oak mantle and slate hearth. Wood flooring. Radiator. uPVC double glazed sash windows to front.

SITTING ROOM

12' 11" x 10' 11" (3.94m x 3.34m)
Feature cast iron fireplace with granite hearth. Laminate wood flooring. Radiator. Opening to kitchen/dining room.

KITCHEN/DINING ROOM

18' 11" x 14' 11" (5.79 (max)m x 4.56m)
An L-shaped kitchen dining room fitted with modern base and eye level units incorporating one and a half bowl composite sink and drainer with complementary work surfaces. Space for dishwasher and washing machine. Range cooker. Space for American fridge/freezer. Tiled splash backs. Laminate wood flooring. uPVC double glazed window to side. The dining area has two modern radiators, laminate wood flooring. Part glass roof with two sets of uPVC double glazed French patio doors to rear garden.

FIRST FLOOR

LANDING

Doors to three bedrooms and shower room. uPVC double glazed sash window to side. Loft access with pull down ladder (boarded).

BEDROOM ONE

13' 4" x 10' 4" (4.07m x 3.16m)
uPVC double glazed sash windows to front. Radiator.

BEDROOM TWO

12' 11" x 10' 4" (3.95m x 3.15m)
uPVC double glazed sash windows to rear with superb views over looking playing fields. Radiator. Laminate wood flooring.

BEDROOM THREE

7' 4" x 5' 10" (2.26m x 1.78m)
uPVC double glazed sash window to front. Radiator.

SHOWER ROOM

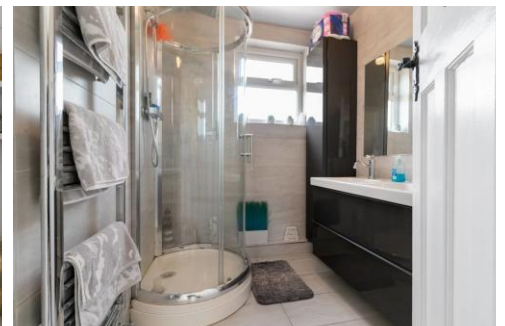
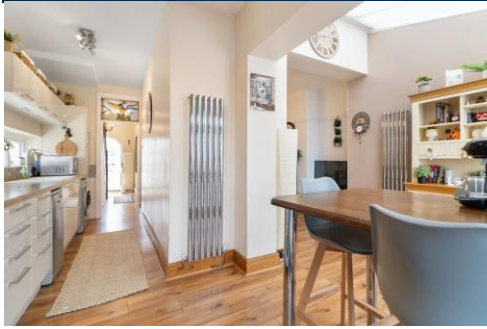
7' 4" x 5' 9" (2.26m x 1.77m)
A modern suite to include double basin vanity unit, low level WC and shower cubicle with shower over. Fully tiled walls and floor. Towel radiator. uPVC double glazed ceiling window rear.

OUTSIDE

Feature pergola with decking and lighting. Main garden is laid to lawn with decked sitting area. Garden shed. Boundary fence. To the side is a covered store area. Outside tap. External power points.



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TOTAL FLOOR AREA: 970 sq.ft. (90.1 sq.m.) approx.

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