

61 Hill View,

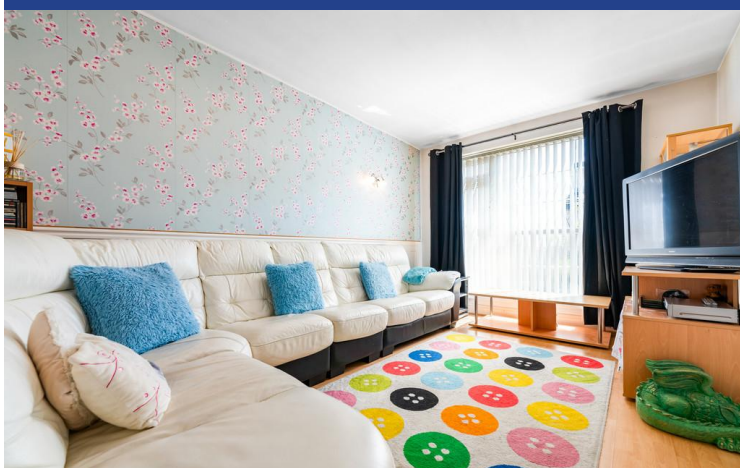
Fairwater, Cardiff, CF5 3UD



Estate Agents and
Chartered Surveyors

Asking Price Of

£189,950



Mid Terraced House

3

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Property Description

**** THREE BEDROOM MID TERRACE ** SUPERB VIEWS ** GARAGE **** A well presented, three bedroom mid terrace family home in a convenient location being a short distance from local amenities. Entrance, porch, kitchen/dining room, utility room, lounge. To the first floor there are three bedrooms and a family bathroom. Gas central heating. Double glazing. Enclosed rear garden. Single garage. EPC Rating: C

Tenure Freehold

Council Tax Band C

Floor Area Approx 888 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

The property is within close proximity to local shops, amenities and three primary schools. Pentrebane village and nearby Fairwater both offer a variety of shops including a café. Excellent public transport links to Cardiff City Centre.

ENTRANCE

Entered via gated pathway to front door. Laid to lawn with boundary wall and shrub borders.

PORCH

Entered via uPVC double glazed door into porch. Laminate wood flooring. Opening to kitchen/diner.

KITCHEN/DINER

15' 1" x 13' 4" (max)(4.62m x 4.07m)
The kitchen is fitted with a wide range of base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces. Space for oven with fitted extractor hood fan. Tiled splash backs. Space for fridge, freezer, washing machine and tumble dryer. Column radiator. Laminate wood flooring. Two uPVC double glazed windows to front. Glazed double doors to lounge, door to utility room and stairs to first floor with external uPVC double glazed door to rear garden. Under stair storage area.

STUDY

8' 6" x 7' 10"(max) (2.61m x 2.41m)
Two uPVC double glazed windows to rear. Radiator.

LOUNGE

17' 4" x 9' 9" (5.30m x 2.98m)
Full height uPVC double glazed window to front with superb elevated views. Laminate wood flooring. Column radiator.

FIRST FLOOR

LANDING

Doors to three bedrooms and bathroom. Loft access (insulated and boarded). Cupboard housing gas combination boiler. Laminate wood flooring.

BEDROOM ONE

13' 6" x 8' 5" (4.12m x 2.59m)
uPVC double glazed window to front with lovely views. Radiator.

BEDROOM TWO

10' 4" x 7' 5" (3.15m x 2.28m)
uPVC double glazed window to front with views. Radiator.

BEDROOM THREE

10' 4" x 8' 9" (3.15m x 2.68m)
uPVC double glazed window to front. Built-in storage cupboard. Radiator.

BATHROOM

8' 9" x 4' 10" (2.69m x 1.49m)
Low level WC, pedestal wash basin and panelled bath with electric shower over. Tiled walls. Radiator. Two uPVC double glazed obscure windows to rear. Extractor fan.

OUTSIDE

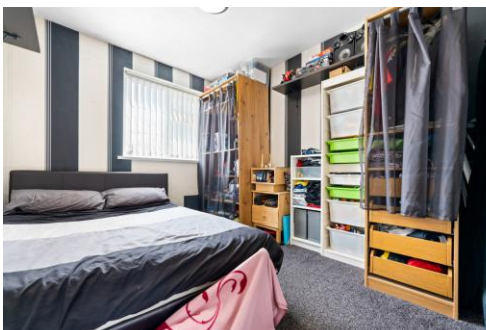
REAR GARDEN

An enclosed, paved rear garden with decked seating area and stone borders. Door to storage shed. Outside lighting. Gated access to garage and rear road.

SINGLE GARAGE

An up and over garage door. Light and power.

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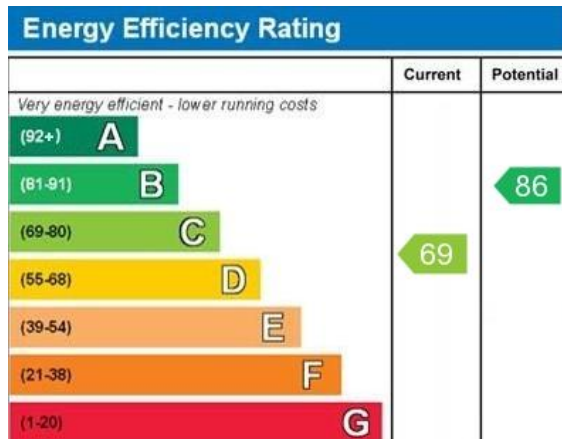
GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.

1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 888 sq.ft. (82.5 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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