

15 The Fairway,

Cyncoed, Cardiff, CF23 6RF

Offers in Excess Of

£415,000



Estate Agents and Chartered Surveyors



Semi-Detached Bungalow

4

2

2

1

Property Description

Largely extended four bedroom semi detached bungalow in Cyncoed. Modernised, upgraded and completely move in ready with stunning fixtures and fittings, bi-folding doors and roof lantern offering heaps of light throughout the home. Presented with four bedrooms, two bathrooms and a larger than average garden to the rear.

Tenure Freehold

Council Tax Band F

Floor Area Approx 861 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property sits in the highly regarded Cyncoed area within walking distance to a range of shops in Cyncoed village. Cardiff Golf Club is just a stone's throw away along with Llanishen Reservoir offering beautiful walks and a newly built coffee shop. Newly development Clearwater Way offers a range of bars and restaurants too and not forgetting the iconic Roath Park Lake which is the main attractions to locals and visitors from further afield.

ENTRANCE HALL

Enter into hallway via upvc double glazed front door. Smooth walls and ceiling with a central light pendant and finished with laminate flooring. Doors leading to bedroom one, two, four and family bathroom. Loft hatch providing access to loft storage with pull down ladder.

BEDROOM ONE

11' 3" x 9' 4" (3.43m x 2.85m)
Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed window to front with fitted shutters. Door leading to en suite.

ENSUITE

Fitted with a three piece bathroom suite comprising walk in shower with sliding glass shower screen, wc and wash hand basin. Tiled walls and flooring with smooth ceiling and spot lighting.

BEDROOM TWO

9' 3" x 8' 8" (2.82m x 2.65m)
Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed window to side with fitted shutters.

BEDROOM THREE

7' 8" x 7' 4" to wardrobes (2.36m x 2.26m)
Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed window to front with fitted shutters.

BATHROOM

Fitted with a modern three piece bathroom suite comprising bath with shower over and fitted glass shower screen, wc and wash hand basin. Tiled walls and flooring with smooth ceiling and spot lighting. Upvc double glazed obscure window to side.

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KITCHEN

12' 7" x 9' 3" (3.86m x 2.84m)

Fitted with a modern range of high gloss white base and eye level units with worktops over. Built in oven, microwave, hob and cooker hood. Inset composite sink unit plus drainer. Integral dishwasher and washing machine. Space for free standing American style fridge/freezer. Two fitted plinth heaters. Smooth walls and ceiling with spot lighting and finished with laminate flooring. Open plan to lounge/dining room.

LOUNGE/DINING ROOM

15' 9" x 11' 11" (4.82m x 3.64m)

Smooth walls and ceiling with spot lighting finished with laminate flooring. Upvc double glazed roof lantern with aluminium bi-folding doors to rear garden. Upvc double glazed door to side and door leading to bedroom four.

BEDROOM FOUR

17' 8" x 7' 1" (5.41m x 2.16m)

Smooth walls and ceiling with a central light pendant and finished with laminate flooring. Upvc double glazed French doors leading to rear garden.

OUTSIDE

FRONT & SIDE - Tarmac front driveway with parking for three plus cars. Garden gate provides access to side with fitted rain shelter ideal for storing bins and storage boxes for garden equipment and tools. Large storage box housing tumble dryer. External electric points and outside water tap.

REAR -

An enclosed split level garden comprising a decking area with fitted balustrade and steps leading down to a garden which is laid to lawn with a fence surround. Raised planters offer the perfect stop for plants and shrubbery.

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GROUND FLOOR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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