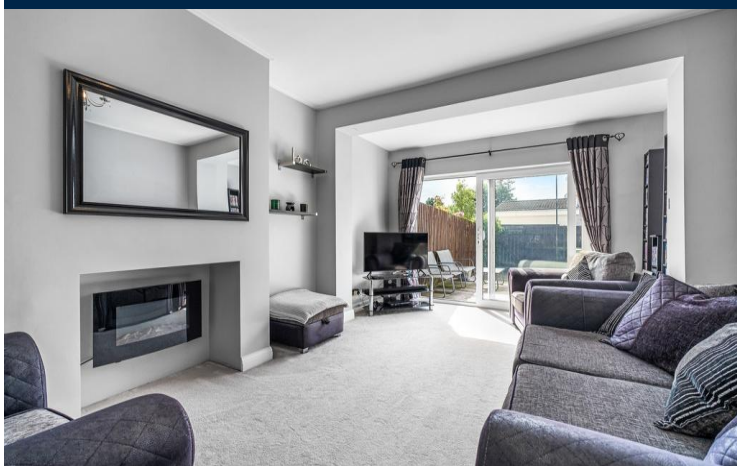




**33 THE CRESCENT**  
**FAIRWATER**  
**CARDIFF CF5 3DF**

ASKING PRICE OF  
**£299,950**



**MID TERRACE PROPERTY**



**3**



**1**



**1**



**1**

**\*\* TRADITIONAL BAY FRONTED THREE BEDROOM FAMILY HOME \*\* SOUTHERLY FACING REAR GARDEN \*\*** A bright and well presented traditional bay fronted three bedroom family house in a convenient location, close to amenities and transport links. Entrance porch, hallway, bay fronted dining room, large lounge with patio doors to the rear garden, kitchen and breakfast room. To the first floor are three bedrooms and a modern family bathroom with shower over bath. Gas central heating. Double glazing. Southerly facing rear garden comprising decked relaxation and lawn. Driveway to front. EPC Rating: tbc

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: TBC**

**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 PORCH**

Approached via double opening uPVC entrance doors leading to the entrance porch.

#### **ENTRANCE HALLWAY**

Approached via the original wooden entrance doors with stain glass window to upper part and matching side screens, leading onto the entrance hallway. Staircase to first floor with under stairs recess. Laminate flooring. Radiator.

#### **DINING ROOM**

13' 10" x 11' 4" (into bay) (4.23m x 3.47m)  
With bay fronted window, a good sized family dining room. Radiator.

#### **LOUNGE**

16' 3" x 11' 3" (4.96m x 3.43m)  
With patio doors to the rear garden, a good sized primary bedroom. Feature fireplace recessed with inset electric fire. Radiators.

#### **KITCHEN AND BREAKFAST ROOM**

18' 3" x 5' 11" (5.57m x 1.81m)  
With units and worktops to two sides. Inset 1.5 bowl sink with side drainer. Inset five ring gas hob with curved glass cooker hood above. Integrated oven and grill. Plumbing for washing machine. Space for fridge freezer. Matching range of eye level wall cupboards. Window overlooking the rear garden. Upvc double glazed door to garden. Ample space for family breakfast table. Column style vertical radiator. Slate style tiled flooring.

#### **FIRST FLOOR**

##### **LANDING**

Approached via a quarter turning staircase leading to the central landing area. Access to part boarded roof space.

##### **BEDROOM ONE**

14' 4" x 10' 5" (into bay) (4.37m x 3.20m)  
With bay fronted window overlooking the crescent, a good sized double bedroom. Radiator.

##### **BEDROOM TWO**

11' 5" x 11' 3" (3.49m x 3.43m)  
Overlooking the lawned rear garden, a second double bedroom. Airing cupboard housing the combi gas central heating boiler. Radiator.

##### **BEDROOM THREE**

8' 10" x 6' 11" (2.70m x 2.12m)  
Overlooking the entrance approach, a good sized third bedroom. Radiator.

##### **FAMILY BATHROOM**

5' 9" x 5' 5" (1.76m x 1.67m)  
Modern white suite comprising low level wc, wash hand basin, p-shaped bath with chrome shower above and swivel shower screen. Obscured glass window to rear. Wall tiling to splash back areas. Obscured glass window to rear. Chrome heated towel rail.



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## OUTSIDE

### REAR GARDEN

Enjoying a southerly aspect, a delightful rear garden comprising decked relaxation area leading onto an area of lawn with paved stepping stones to the rear lane entrance timber gate. Paved hardstand to rear with timber storage shed. Fully enclosed with timber fencing. Outside light. Outside tap. Outside power point.

### FRONT GARDEN

Long and wide decorative stone driveway to front.



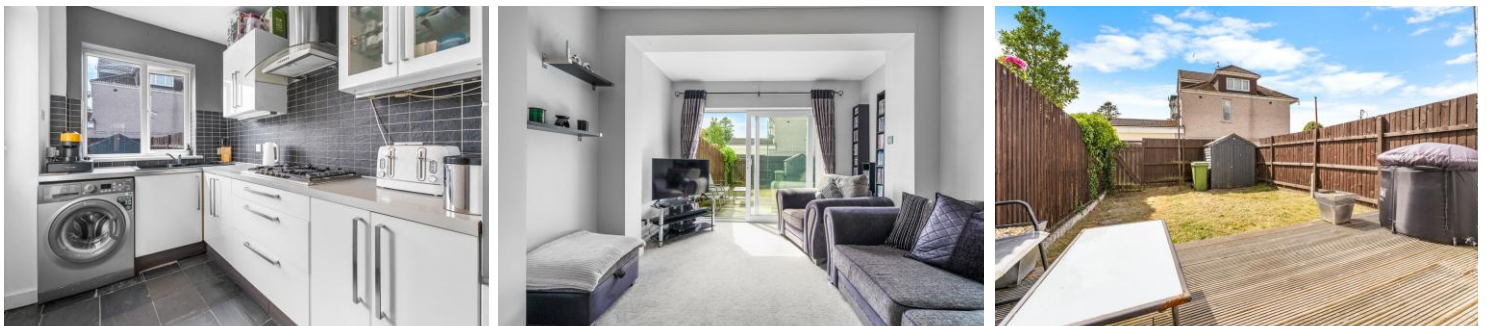


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EPC AND FLOORPLAN TO FOLLOW

**RADYR** 029 2084 2124

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



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