

# Fairwood Road

LLANDAFF, CARDIFF, CF5 3QL

**GUIDE PRICE £285,000**

**Hern &  
Crabtree**





# Fairwood Road

Positioned towards the end of Fairwood Road, this extended three-bedroom end-of-terrace home occupies a desirable corner plot and benefits from an impressive L-shaped extension. Spacious and filled with natural light thanks to large windows throughout, the property offers excellent living space and makes an ideal family home.

The versatile accommodation briefly comprises: an entrance porch, a comfortable lounge, and a stunning extended open-plan kitchen/diner with doors leading out to the rear garden. There is also a flexible playroom or music room, which provides access to a convenient downstairs shower room.

To the first floor are three well-proportioned bedrooms and a modern family bathroom.

Externally, the property further benefits from generous front and rear gardens, along with useful off-street parking to the side.

Llandaff, Danescourt and Fairwater villages are situated close by, both offering a good selection of shops, cafés and amenities. There are excellent public transport links near by via bus and rail to and from Cardiff City Centre. There are also fantastic schools, both Welsh and English within walking distance. Internal viewings are must!



**1210.00 sq ft**

**Entrance Porch**

Entered via a pvc front door into the porch.

**Living Room**

Entered via a pvc front door into the living room, double glazed window to the front, stairs to the first floor with understairs cupboard with light, radiator, electric fireplace.

**Inner Hallway**

Double glazed pvc door and double glazed window to the front, radiator, wooden flooring.

**Playroom/Home Office**

Double glazed window to the side, radiator.

**Bathroom**

Double obscure glazed window to the rear walk in power shower, w.c and wash hand basin, radiator, tiled walls and tiled floor.

**Kitchen/Diner**

Double glazed window to the rear, double glazed door to the rear, double glazed skylights, fitted with wall and base units, with worktop over, circular sinks, a four ring electric hob, integrated electric oven and grill, space and plumbing for a washing machine, dishwasher and tumble dryer, coved ceiling, radiator, wooden flooring.

**First Floor Landing**

Access to loft space, large storage cupboard.

**Bedroom One**

Double glazed window to the front, radiator.

**Bedroom Two**

Double glazed window to the rear, radiator.

**Bedroom Three**

Double glazed window to the front, radiator, storage cupboard.

**Bathroom**

Double obscure glazed window to the rear, bath with shower over, , w.c and wash hand basin, radiator, tiled walls and tiled floor.

**Rear Garden**

Enclosed by wall and fencing, wooden gate to the rear, mainly paved garden, Astro turf area, garden shed, cold water tap.

**Front**

Driveway for parking.

**Tenure and additional information**

We have been advised by the seller that the property is freehold and the council tax band is TBC

**Disclaimer**

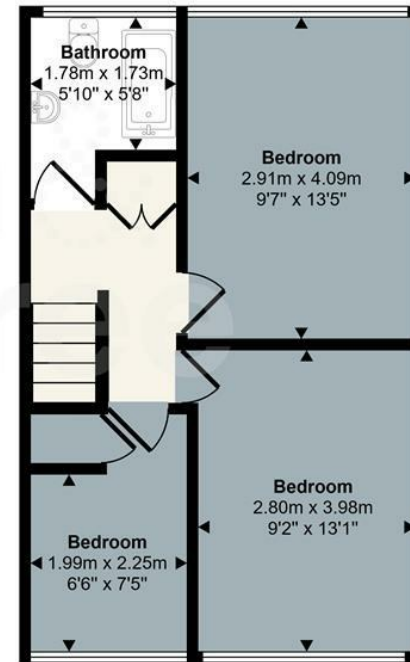
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.









**First Floor**  
Approx 40 sq m / 430 sq ft

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Good old-fashioned service with a modern way of thinking.



