

Wellwright Road

FAIRWATER, CARDIFF, CF5 3EB

GUIDE PRICE £285,000

**Hern &
Crabtree**



Wellwright Road

Located on a sought-after residential street in Fairwater, this attractive traditional semi-detached home combines character with modern improvements, while still offering scope for the new owner to personalise and complete to their own taste.

The ground floor welcomes you with an entrance hallway leading to a bright and comfortable lounge. To the rear, the heart of the home is the open-plan kitchen/diner, thoughtfully arranged to create a sociable and practical space, with doors opening directly onto the generous rear garden. A convenient ground floor W.C. adds further practicality.

Upstairs, the property offers three bedrooms and a stylish, modern bathroom suite. A staircase provides access to a versatile loft room, perfect for use as a home office, hobby room, or additional storage.

Externally, the standout feature is the impressive size rear garden, offering excellent space and potential for landscaping or extension (subject to planning permission). To the front, there is off-street parking and access to a single garage.

Wellwright Road is perfectly situated in the popular suburb of Fairwater, close proximity to Fairwater Green, with its shops, pharmacy, bakery and a variety of local amenities and public house. 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.



1172.00 sq ft

Entrance Hall

Entered via a pvc front door, radiator, stairs to the first floor with understairs storage housing the combination boiler, wooden floors.

Living Room

Double glazed bay window to the front, radiator, wooden floor.

Kitchen/Dining room

Double glazed window to the side and double glazed patio doors to the rear, radiator, built in cupboards, recess lights, kitchen fitted with a range of wall and base units with worktop over, sink and drainer, space for a dishwasher, a Range master cooker, underfloor heating.

Cloakroom

Double obscure glazed window to the side, w.c and wash hand basin, space and plumbing for a washing machine and tumble dryer, tiled floor.

First Floor Landing

Stairs rise up from the ground floor, double obscure glazed window to the side.

Bedroom One

Doble glazed bay window to the front, radiator, wooden floor.

Bedroom Twio

Double glazed window to the rear, radiator, wooden floor.

Bedroom Three

Double glazed window to the front, radiator, wooden floor.

Bathroom

Double obscure glazed window to the rear, a walk in shower, bath, w.c and wash hand basin, heated towel rail, tiled walls and tiled floor.

Second Floor

Stairs rise up from the first floor landing, radiator, skylight to the side, recess lights, wooden floor.

Rear Garden

Enclosed garden with wall and fencing, a paved garden, power points, cold water tap.

Garage

With roller door to the front, power.

Front

Paved driveway for several vehicles.

Tenure and additional information

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

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.

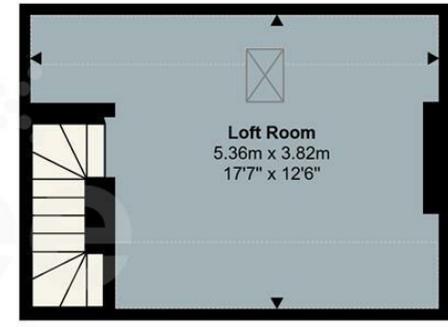
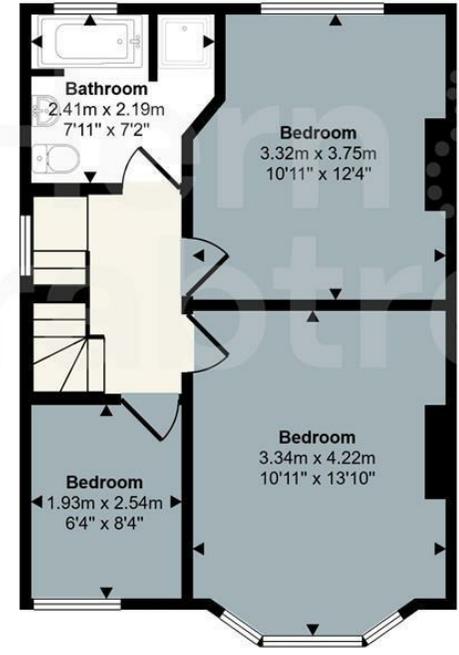
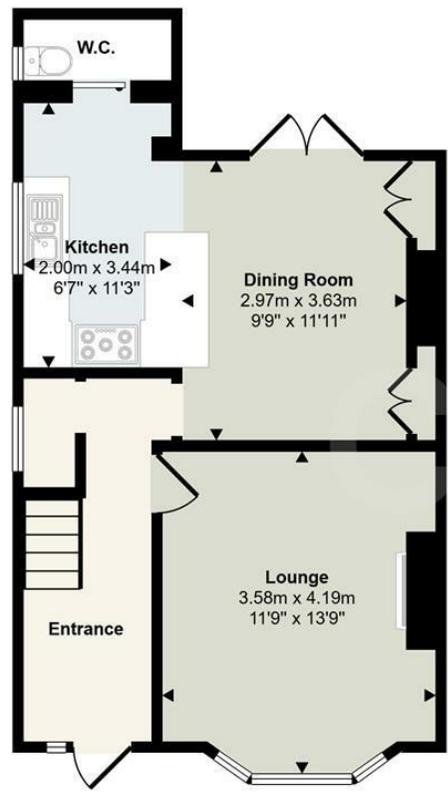
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area
109 sq m / 1172 sq ft



☐ Denotes head height below 1.5m

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.

