

# 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.

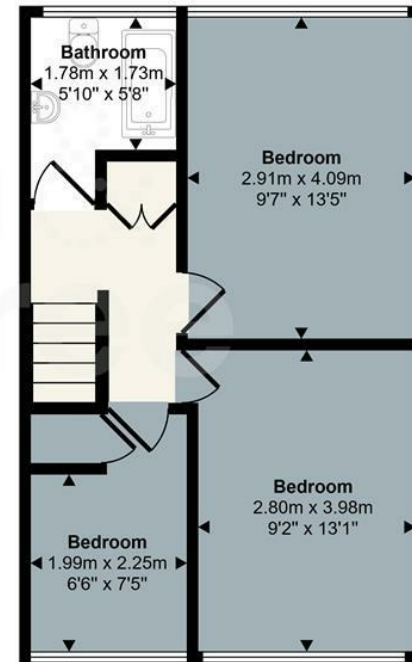




Approx Gross Internal Area  
112 sq m / 1210 sq ft



Floorplan  
Approx 72 sq m / 780 sq ft



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			
		71	77
England & Wales		EU Directive 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.

