

Fairwater Avenue

FAIRWATER, CARDIFF, CF5 3AR

GUIDE PRICE £325,000

**Hern &
Crabtree**



Fairwater Avenue

No Chain. A Unique Opportunity with a Stunning Garden! Set on a fantastic-sized plot in a quiet Fairwater cul-de-sac, this extended three-bedroom semi-detached home offers a truly rare opportunity featuring an exceptionally large rear garden that's perfect for families, keen gardeners, or those looking to further extend (subject to planning).

Spacious and well laid out, the current accommodation briefly comprises: entrance hall, lounge, sitting room opening into a dining area, conservatory, fitted kitchen, and a ground floor cloakroom. Upstairs, you'll find three good-sized bedrooms and a family bathroom.

Further benefits include a garage, two parking spaces, and convenient lane access to the rear.

Fairwater Avenue is tucked just off St Fagans Road is located close to local shops and amenities of Fairwater Green and the Insole Shops. There are good public transport links via bus and rail to and from Cardiff City Centre making it convenient for commuters. Fairwater Green and Llandaff Village can be found a short distance away. Internal viewings are an absolute must to appreciate this beautiful property.



1318.00 sq ft

Entrance

Entered via a double glazed aluminium front door with single-glazed windows on either side and above, stairs to the first floor with understairs alcove, dado rail, radiator, parquet flooring.

Lounge

Double glazed bay window to the front, radiator, picture rail, cast iron wood burning stove set into the chimney breast with part exposed brickwork and a tiled hearth, wood parquet flooring.

Sitting Room

A cast iron wood burning stove on a slate hearth and wooden mantle, radiator, picture rail, wood parquet flooring, walk through to the dining room.

Dining Room

The dining room is part of the extension, double glazed skylight windows, double glazed skylight sliding patio doors to the conservatory, radiator, wood parquet flooring.

Conservatory

Double glazed conservatory with upvc roof, double glazed door leading out to the garden, vinyl floor, door to cloakroom.

Cloakroom

Double obscure glazed window to the rear, w.c and wash hand basin, vinyl flooring.

Kitchen

Can be accessed from the hallway and the dining room, double glazed window to the side, fitted with wall and base units with worktop over, single bowl sink and drainer, space for a gas cooker, plumbing for washing machine, space for a fridge/freezer, Worcester gas combination boiler, tiled walls, vinyl flooring.

First Floor

Stairs rise up from the hall with wooden handrail and spindles, access to loft space, Arts and Crafts spindles, dado rail.

Bedroom One

Double glazed bay window to the front, radiator, picture rail, wood flooring.

Bedroom Two

Double glazed window to the rear, radiator, built in wardrobes to alcove, wood flooring.

Bedroom Three

Double glazed window to the front, radiator, picture rail, wood flooring.

Bathroom

Double obscure glazed window to the rear, bath with plumbed shower over, w.c and wash hand basin, mirrored vanity cupboard, heated towel rail, part tiled walls, vinyl flooring.

Rear Garden

Mature hedges, lawn and side path, a large generous garden with paved patio, mature shrubs, trees and flower borders, central path, further lawn, outside light and cold water tap, gate to the garage.

Parking

Parking is accessed via a gate from the rear garden to a handstand for at least two vehicles.

Garage

A detached garage with power and light, barn style doors leading out to the lane at the rear of the house.

Front

A good sized front garden mainly laid to lawn, mature shrubs, low rise brick wall and gate to the rear garden.

Tenure

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

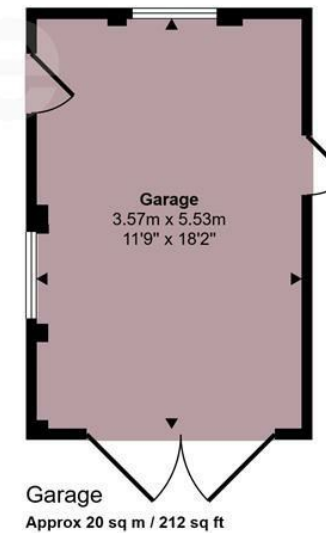
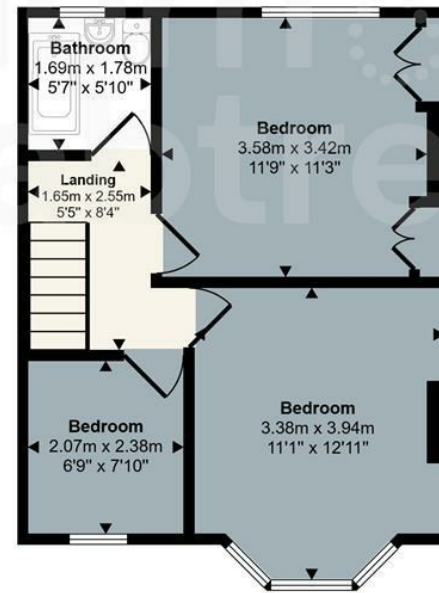
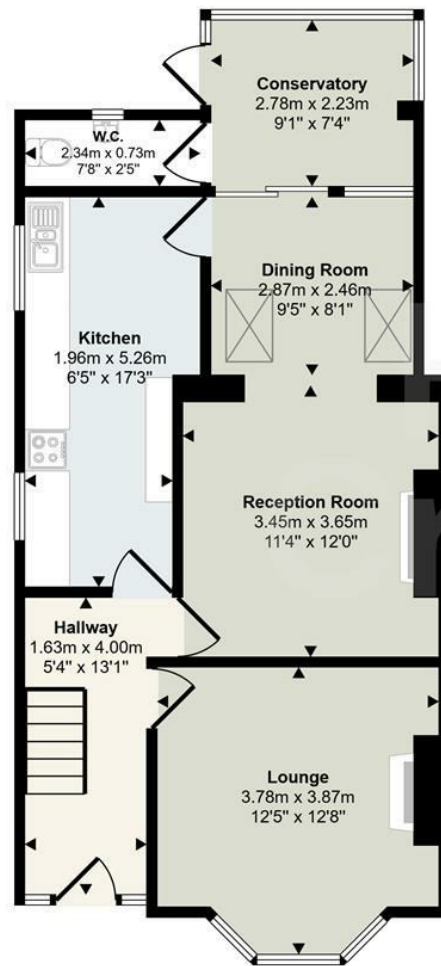
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.







Approx Gross Internal Area
122 sq m / 1318 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



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