# Keyston Road

FAIRWATER, CARDIFF, CF5 3NE

**GUIDE PRICE £375,000**

Hern & Crabtree



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Quite simply stunning, this is an exceptional four-bedroom semi-detached home that has been transformed to an impressive standard throughout. Having undergone a comprehensive renovation and substantial double-storey extension, the property now offers 1,750 sq ft of beautifully designed living accommodation, combining contemporary style, generous proportions and fantastic spaces for both family life and entertaining.

Upon entering, you are greeted by a welcoming entrance hall leading to a stylish lounge, with double doors opening seamlessly into the impressive open-plan kitchen, dining and sitting area. The modern fitted kitchen features a substantial central island and flows effortlessly into the full-width rear extension, where large bi fold doors provide a wonderful connection to the garden. A separate utility room and convenient ground-floor cloakroom complete the downstairs accommodation.

Upstairs, there are four well-proportioned bedrooms, with the principal bedroom enjoying French doors overlooking the rear garden, together with its own stylish en-suite. The remaining bedrooms provide excellent flexibility for family members and a lovely family bathroom.

Outside, the rear garden is a real highlight. Beautifully landscaped, it features a dedicated seating area, low-maintenance astro turf and a fantastic full-width garden room. Whether used as a home bar, games room, entertaining space, gym or home office, this versatile addition provides an impressive extension of the main living accommodation.

To the front, there is valuable off-street parking, while the property's extensive refurbishment means the new owner can simply move in and enjoy everything this exceptional home has to offer.











## Approx 1750.00 sq ft

## Council Tax Band: D

**Entrance Porch**
Entered via a pvc front door, spotlights, tiled floor.

**Hall**
Entered via a double glazed door, tiled flooring, storage cupboards, stairs to the first floor with understairs storage.

**Cloakroom**
Double obscure glazed window to the side, w.c and wash hand basin, spotlights, radiator, part tiled walls, tiled flooring.

**Living Room**
Double glazed window, radiator.

**Kitchen/Dining Room**
Double glazed window to the front and obscure glazed window to the front, wall and base units with worktop over, gas hob with integrated oven, integrated dishwasher, space for fridge and freezer, spotlights, tiled flooring

**Utility**
Two double glazed windows one is obscure glazed to the front, storage cupboard housing the boiler, space for washing machine and tumble dryer,

**Lounge Area in the extension**
Double glazed patio doors to the rear garden, two skylights, two vertical radiators, spotlights, tiled flooring.

**First Floor Landing**
Stairs rise up from the hall, double glazed window to the front, access to loft space, two storage cupboards.

**Bedroom One**
Double glazed French doors opening to the juliet balcony, radiator, wall lights, door to :-

**En Suite**
Fitted with shower with raindrop shower head and further shower head, vanity w.c and wash hand basin, heated towel rail, storage cupboard, spotlights, tiled floor.

**Bedroom Two**
Double glazed window to the rear, radiator.

**Bedroom Three**
Double glazed window to the rear, radiator, built in storage.

**Bedroom Four**
Double glazed window to the front, radiator.

**Bathroom**
Double obscure glazed window to the front, bath., shower with raindrop shower head, w.c and vanity wash hand basin, heated towel rail, spotlights, tiled walls, tiled flooring.

**Garden**
Enclosed by timber fencing, patio and gravel area, steps to Astro turf area, further steps to a patio sitting area, garden shed.

**Outdoor Building**
Outdoor bar area with roof and power.

**Front**
Double driveway, double gates, access to the rear garden.

**Tenure and additional Information**
We have been advised by the seller that the property is freehold and the council tax band is

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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.

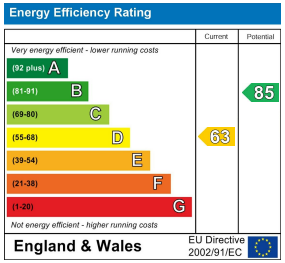








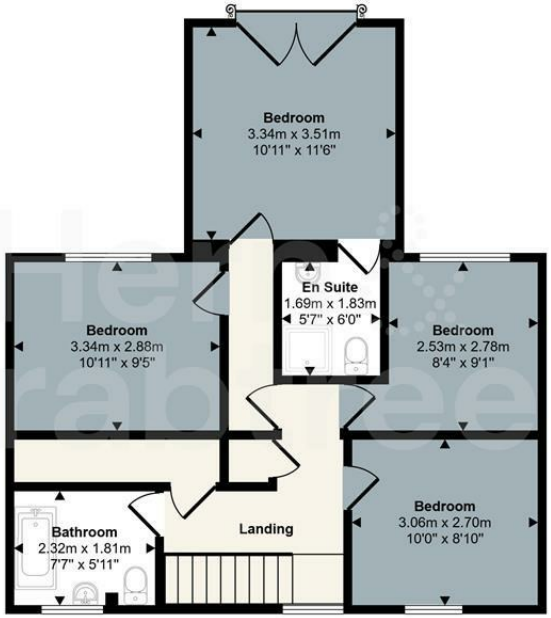




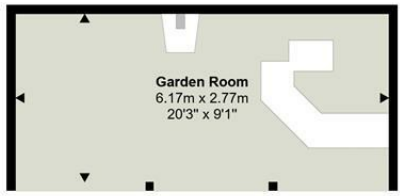

Approx Gross Internal Area
163 sq m / 1750 sq ft




Ground Floor
Approx 84 sq m / 899 sq ft




First Floor
Approx 62 sq m / 667 sq ft




Garden Room
Approx 17 sq m / 184 sq ft

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.



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