

Bwlch Road

FAIRWATER, CARDIFF, CF5 3BY

GUIDE PRICE £325,000

**Hern &
Crabtree**



Bwlch Road

Situated along the well-established Bwlch Road in Fairwater, this semi-detached 1940s home offers a stylish and spacious layout with generous gardens and excellent potential for home working. Tastefully decorated throughout in a warm and inviting colour palette, the interiors combine charm and practicality.

The welcoming entrance hall leads to a bright, open-plan living and dining space complete with a wood-burning stove and French doors to the garden. The kitchen and breakfast room features a Belfast sink, space for a range cooker, and a skylight that floods the space with natural light. Upstairs there are three bedrooms and a well-appointed bathroom, making it an ideal family home.

Outside, the enclosed rear garden has been thoughtfully landscaped into multiple tiers with raised decking, lawn areas and mature planting. The property also benefits from a detached outbuilding offering excellent storage and scope to convert into a home office or studio. To the front is off-road parking and a Pod Point electric vehicle charger.

Located in Fairwater, this home enjoys excellent access to local amenities, schools, and parks. Fairwater Green offers a range of local shops and cafes, while nearby transport links include bus services into Cardiff city centre and rail connections from Fairwater and Waun-Gron Park stations. Major routes such as the A48 and M4 are also easily accessible.



1273.00 sq ft

Entrance

Storm porch with tiled sidings and chequered tiled floor. Entered via a wooden door to the front with obscure double glazed windows to the side and over into the entrance hall.

Hallway

Stairs to the first floor with wooden handrail. Understairs cupboard. Radiator. Wood block flooring. Door to the kitchen/Breakfast room and Living room/diner.

Living Room/Diner

Double glazed window to the front. Radiator. Cast iron wood burning stove set into the chimney breast with a stone hearth. Radiator. Wood block flooring throughout the living room and dining room. The dining room has double glazed French doors to the rear garden. Radiator.

Kitchen/Breakfast Room

Double glazed Skylight to the rear and further double glazed windows to the front and rear. Double glazed door to the garden. The kitchen is fitted with wall and base units with worktops. Space and plumbing for a washing machine and dishwasher. Space for fridge freezer and tumble dryer. Belfast ceramic sink with mixer tap. Space for a gas Range cooker with a stainless steel splashback and cooker hood fitted over. Radiator. Ceramic tiled floor. Gas combination boiler. Pantry cupboard with obscure window.

FIRST FLOOR

Stairs from the entrance hall with wooden hand rail and spindles.

Landing

Obscure double glazed window to the side. Bannister. Loft access hatch. Doors to:

Bedroom One

Double glazed window to the front. Radiator.

Bedroom Two

Double glazed window to the rear. Picture rail. Stripped wooden flooring. Radiator.

Bedroom Three

Double glazed window to the front. Radiator. Picture rail.

Bathroom

Obscure double glazed window to the rear. Bath with shower plumbed over, w/c and vanity wash hand basin. Vinyl flooring. Part tiled walls. Radiator. Extractor fan.

OUTSIDE

Front

Driveway for off street parking. Lawn area. Low rise brick wall. Path to the side. Cold water tap. Electric car charging point. Mature hedges on either side.

Rear Garden

Enclosed rear garden which has been split into tiers. Raised decked sitting area with bannister and steps leading to a further decked sitting area. Cold water tap. Gate leading to a lawned garden with paved path to the rear and a further lawn and mature shrubs, trees and flower borders to the end of the garden.

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.

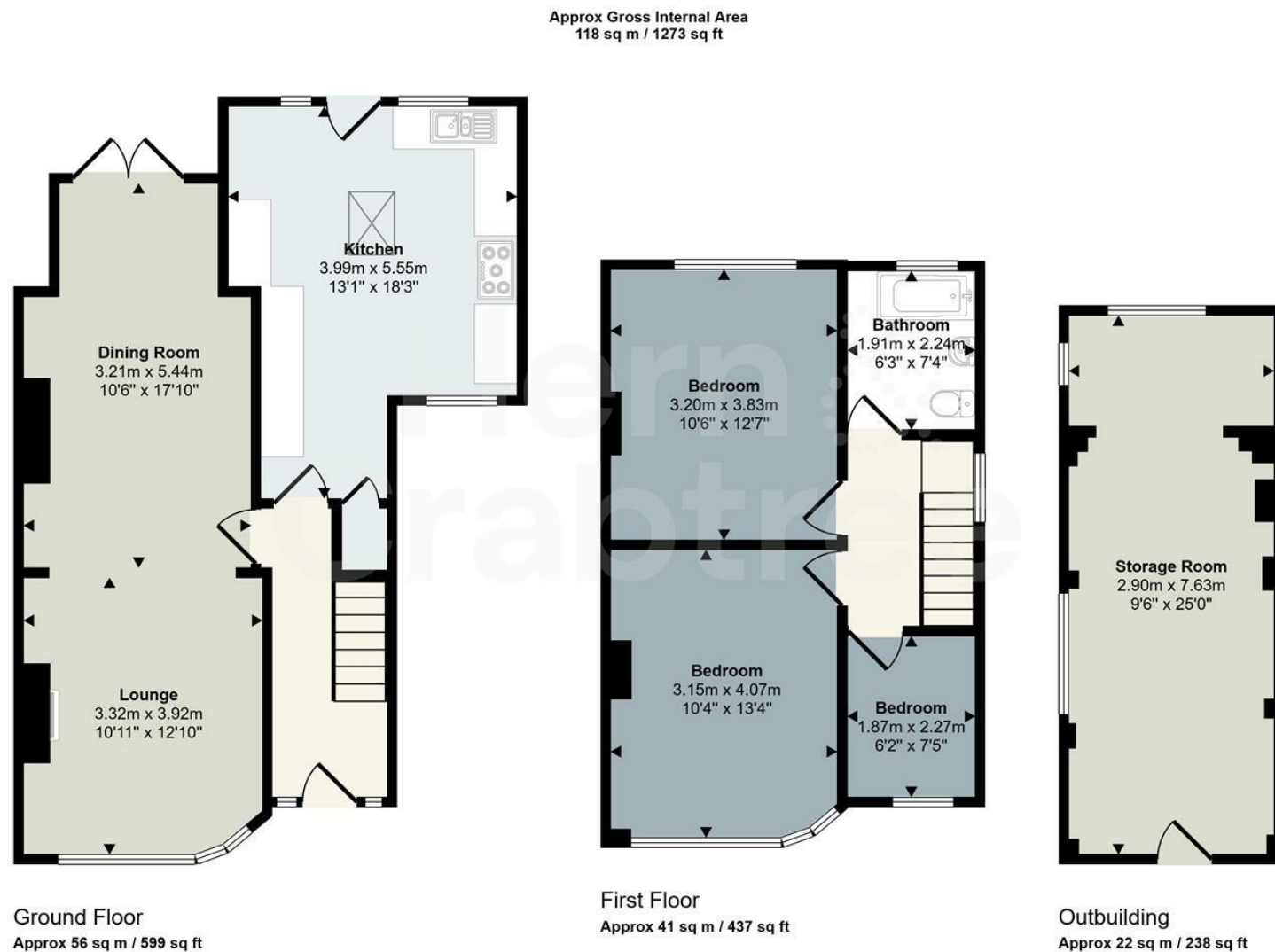
Additional Information

We have been advised by the vendor that the property is Freehold.

Council Tax Band - D
EPC - C







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	69	77
		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.

