

Bwlch Road

FAIRWATER, CARDIFF, CF5 3BY

GUIDE PRICE £280,000

**Hern &
Crabtree**



Bwlch Road

No Chain. Placed on this popular tree lined street in Fairwater is this, traditional three bedroom semi-detached house. Offering excellent potential and with a fantastic size rear garden, this would make a wonderful family home.

Very much a blank canvas ready for the next occupier to move straight in and put their own stamp on, the accommodation briefly comprises: Entrance Hall, through Lounge/Diner, Conservatory, Fitted Kitchen, Utility Area and W.C to the ground floor. To the first floor are Three Bedrooms and a Family Bathroom. The property further benefits from a generous rear garden as well as off street parking to the front.

Bwlch Road is perfectly placed within walking distance of Fairwater Green and offers a good selection of local cafés, shops and amenities. There are excellent public transport links to hand via road and rail. Internal viewings are a must!



1035.00 sq ft

Entrance Porch

Entered via a composite front door, tiled floor.

Hall

Entered via a wood front door, coved ceiling, radiator, stairs to the first floor with understairs cupboard. which has a double glazed window.

Living Room

Double glazed bay window to the front, radiator, coved ceiling, electric fire.

Dining Room

Double glazed patio doors to the conservatory, radiator, sliding doors to the conservatory.

Conservatory

Corrugated roof, wooden flooring, power.

Kitchen

Double glazed window to the side, wall and base units with worktop, stainless steel sink and drainer, space for electric cooker, space and plumbing for a washing machine, space for fridge, radiator, laminate flooring

Rear Lobby

Windows to all side.

Cloakroom

Double obscure glazed window to the side, w.c laminate flooring.

First Floor Landing

Double glazed window to the side, coved ceiling, storage cupboard.

Bedroom One

Double glazed baywindow to the front, radiator.

Bedroom Two

Double glazed window to the front, radiator.

Bedroom Three

Double glazed window to the rear, radiator, coved ceiling, two sets of built in wardrobes.

Bathroom

Double obscure glazed window to the rear, bath with Triton power shower, w.c and wash hand basin, radiator, cupboard housing the combination boiler, tiled walls, laminate flooring.

Rear Garden

Enclosed by timber fencing and breezeblock wall, paved garden, garden shed.

Garage

A single garage with up and over door to the front.

Front

Paved 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
Epc - C

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		
(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

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