

# Poplar Road

FAIRWATER, CARDIFF, CF5 3PS

**GUIDE PRICE £280,000**

**Hern &  
Crabtree**





# Poplar Road

This beautifully presented three-bedroom semi-detached home has been thoughtfully modernised throughout by the current owners to offer stylish, modern living. With a focus on open-plan design and quality finishes, it's a home you can step straight into and enjoy from day one.

The ground floor features an inviting entrance porch, a welcoming hallway, a cosy lounge, and a spacious open-plan kitchen/sitting area with doors out onto the rear garden and a separate dining space. There's also a practical utility area and a downstairs WC.

Upstairs, the property offers three well-proportioned bedrooms and a sleek, modern family bathroom. A staircase leads up to a converted loft room, offering versatile additional space ideal as a home office or play room.

Outside, the generous rear garden includes a garden room with power and lighting, perfect as a home office or games room while the front of the property provides ample off-street parking.

Poplar Road is located within close proximity to Fairwater Green that offers an array of shops, café and local amenities. There are also good public transport links to and from Cardiff City Centre. Sure to be popular, book early!



**1433.00 sq ft**

### Entrance Porch

Entered via a large composite front door, skylight, tiled floor, radiator.

### Hall

Stairs to the first floor with understairs storage, radiator, wood panelling, wooden flooring,

### Living Room

Double glazed window to the rear, radiator, fireplace, built in shelves.

### Kitchen

Double glazed patio doors to the rear, double glazed window to the front, kitchen fitted with a range of wall and base units with worktop over, stainless steel sink and drainer, integrated microwave, central island with a four ring Hotpoint induction hob, integrated oven, integrated dishwasher, integrated fridge/freezer, radiator, wooden feature wall, wooden flooring.

### Lobby

Half double obscure glazed door leads out to the back., radiator.

### Cloakroom

Double obscure glazed window to the front, w.c and wash hand basin, wooden flooring, plumbing for washing machine and tumble dryer.

### First Floor Landing

Stairs rise up from the hall, double glazed window to the front.

### Bedroom One

Double glazed window to the front, radiator, built in wardrobes, laminate flooring.

### Bedroom Two

Double glazed window to the rear, radiator, laminate flooring. built in wardrobe, built in cupboard, wood panelling.

### Bedroom Three

Double glazed window to the front, radiator, built in cupboard housing the boiler, laminate flooring.

### Bathroom

Double obscure glazed window to the front, bath with shower over, w.c and wash hand basin, heated towel rail, tiled walls, wood laminate flooring.

### Loft Room

Two double glazed skylight windows to the front, skylight window to the rear, radiator, eaves storage.

### Rear Garden

Enclosed by timber fencing, decking area, gravel area with path to the rear, seating area, raised garden pond with seating

### Outbuilding

With power, currently used as an office, has a bar, and games area.

### Front

Redbrick driveway for several vehicles, hedge and low rise brick wall.

### Additional Information

We have been advised by the seller that the windows are approx 2 years old.

### Tenure

We have been advised by the seller that the property is freehold.

### 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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			71
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

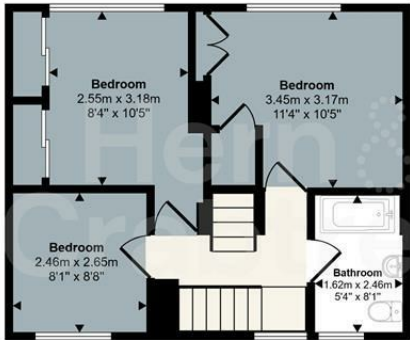


Approx Gross Internal Area  
133 sq m / 1433 sq ft

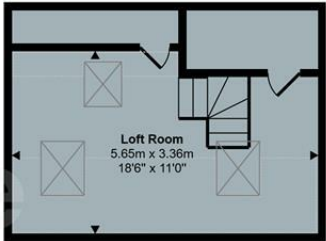


Ground Floor  
Approx 54 sq m / 580 sq ft

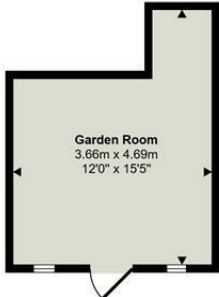
Denotes head height below 1.5m



First Floor  
Approx 42 sq m / 453 sq ft



Second Floor  
Approx 23 sq m / 250 sq ft



Garden Room  
Approx 14 sq m / 150 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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