

Bwlch Road

FAIRWATER, CARDIFF, CF5 3BY

GUIDE PRICE £325,000

**Hern &
Crabtree**



Bwlch Road

A beautifully presented and thoughtfully extended three-bedroom semi-detached home, occupying a desirable corner plot on the popular, tree-lined Bwlch Road in Fairwater. Offering spacious and versatile accommodation, a superb open-plan kitchen/diner/sitting area, a generous rear garden and off-road parking, this attractive property is ideal for families and those seeking a home ready to move straight into.

Upon entering, a welcoming hallway leads to a comfortable lounge and a convenient ground-floor cloakroom. To the rear, the impressive open-plan kitchen/diner/sitting area forms the heart of the home, providing a fantastic space for everyday family living, entertaining and socialising.

The first floor offers three well-proportioned bedrooms, complemented by a modern family bathroom.

Externally, the property benefits from a generously sized rear garden, offering ample space for children to play, pets to roam and outdoor entertaining during the warmer months. To the front, off-street parking provides added convenience.

Ideally situated within easy walking distance of Fairwater Green, the property enjoys convenient access to a range of local cafés, shops and everyday amenities. Excellent road and rail links also provide easy access to Cardiff city centre and destinations beyond, making this an appealing home for commuters and families alike.



Approx 1033.00 sq ft

Council Tax Band: E

Entrance

Entered via a double glazed pvc door into the entrance hall.

Hallway

Stairs to the first floor. Access to the cloakroom under the stairs. Coved ceiling. Radiator.

Cloakroom

Obscure double glazed window to the side. W/c and wash hand basin.

Lounge

Double glazed window to the front. Coved ceiling. Radiator.

Kitchen/Diner

Open plan kitchen/diner. Double glazed windows to the side and rear. Double glazed Patio doors leading out to the rear garden. Wooden flooring Throughout. Two Radiators. The kitchen is fitted with wall and base units with laminate worksurfaces. Large central island. Five ring integrated gas hob and oven and grill combi. Stainless steel sink and drainer. Tiled splashback. Integrated dishwasher. Space and plumbing for a washing machine and fridge freezer. Recess lights.

FIRST FLOOR

Landing

Wooden banister. Double glazed window to the side. Loft access hatch. Cupboard housing boiler.

Bedroom One

Double glazed window to the front. Radiator.

Bedroom Two

Double glazed window to the rear. Radiator. Coved ceiling.

Bedroom Three

Double glazed window to the front. Radiator

Bathroom

Obscure double glazed window to the rear. Bath with shower, w/c and wash hand basin. Heated towel rail. Part tiled walls and floor.

OUTSIDE

Front

Off street parking to the front with double gates. Hedge border. Lawn area. Access to the side.

Rear

Enclosed rear garden with timber fencing and wall. Paved area. Access to the side. Shed. Cold water tap. Steps down to a lawn area. Mature shrubs and flower borders.

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.

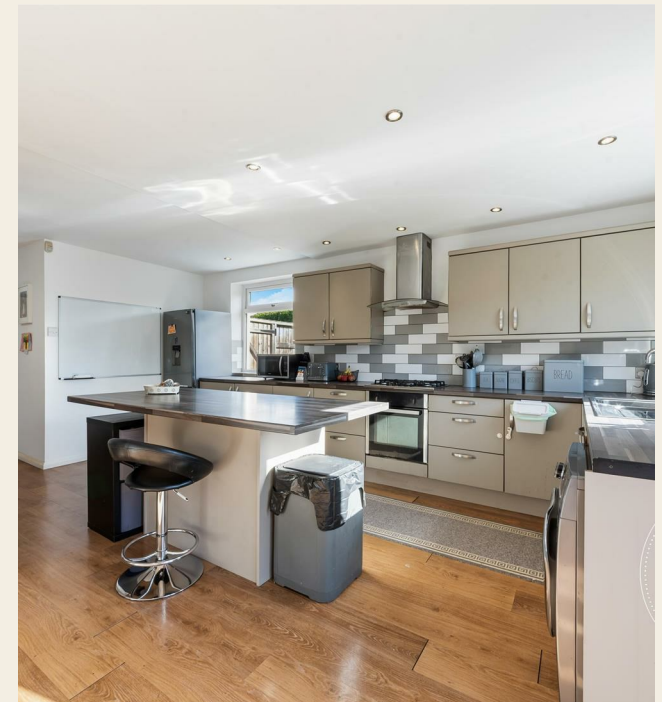
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

Additional Information

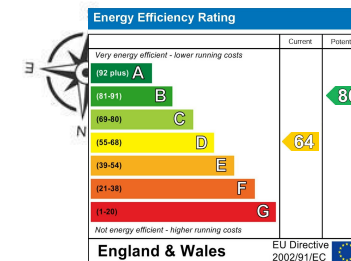
We have been advised by the vendor that the property is Freehold.

Epc - D

Council Tax - E







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.



Hern & Crabtree

02920 555 198

llandaff@hern-crabtree.co.uk

hern-crabtree.co.uk

8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ



The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.