

# Fairways Crescent

FAIRWATER, CARDIFF, CF5 3DZ

£325,000

Hern &  
Crabtree



# Fairways Crescent

Immaculately presented and much improved traditional semi-detached house located on this sought after street in Fairwater. Extended to the rear creating a modern open L Shaped Kitchen with doors opening onto the rear garden, this home will certainly prove to be popular!

The stylish and spacious accommodation briefly comprises: Entrance Hall, Cloakroom, Lounge, Dining Room and L Shaped open plan Kitchen to the ground floor. To the first floor are Three Bedrooms and a Contemporary Family Bathroom. The property further benefits from a generous size rear garden. off street parking and a single garage

Fairways Crescent is located close to Fairwater Green that offers an array of shops, a café and local amenities. There are also good public transport links to and from Cardiff City Centre. Internal viewings are an absolute must!



**1030.00 sq ft**

### **Entrance Porch**

Entered via a composite front door, double glazed windows to the side and wooden floor.

### **Hall**

Entered via front door, stairs to the first floor with understairs cupboard and w.c., radiator, coved ceiling, ,parquet flooring.

### **WC**

Situated under the stairs, double obscure glazed window to the side, w.c, and wash hand basin, wood flooring.

### **Living Room**

Double glazed window to the front, coved ceiling, radiator, wood panel wall, parquet flooring, doors to sitting room.

### **Sitting Room**

Coved ceiling, dado rail, stone fire surround, parquet flooring, open to kitchen.

### **Dining Room**

Double glazed patio doors to the rear, coved ceiling, radiator, wooden flooring.

### **Kitchen**

Double glazed window to the side and rear, fitted with a range of wall and base units with work top over, one and a half bowl sink and drainer, space and plumbing for a dishwasher, space for a washing machine, a four ring electric hob, integrated oven and grill, breakfast bar, recessed lights, coved ceiling, radiator.

### **First Floor Landing**

Stairs rise up from the hall, coved ceiling, access to loft space, double glazed window to the side.

### **Bedroom One**

Double glazed window to the front, radiator, coved ceiling.

### **Bedroom Two**

Double glazed window to the rear, radiator, coved ceiling, panelled wall.

### **Bedroom Three**

Double glazed window to the front, radiator, coved ceiling.

### **Bathroom**

Double obscure glazed window to the rear, bath, with shower over, w.c and wash hand basin, vertical radiator, tiled wall, laminate floor.

### **Rear Garden**

Enclosed by timber fencing and wall, paved patio, cold water tap, lawn, greenhouse, gravel area and garden pond, gate side giving access to the front.

### **Garage**

Used for storage.

### **Front**

Driveway parking for one vehicle.

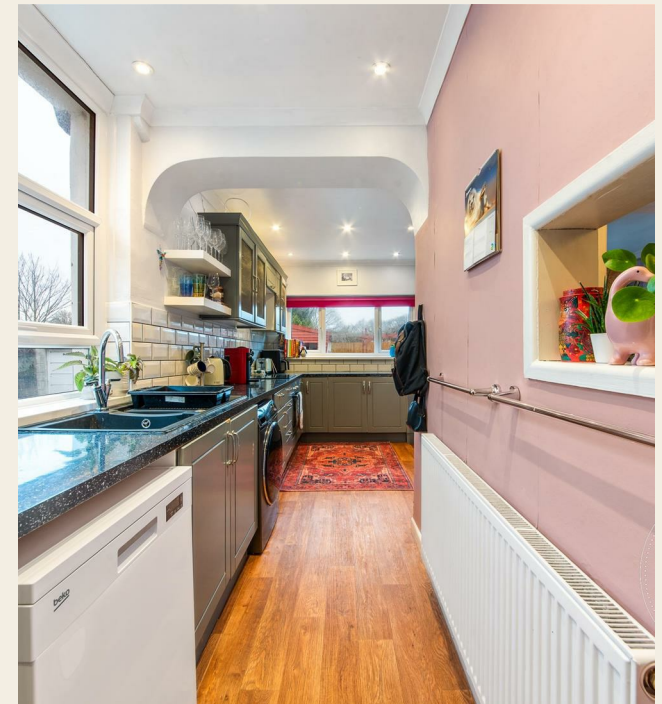
### **Tenure and Additional Information**

We have been advised by the seller that the property is freehold. Epc - C Council Tax -

### **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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 71                      | 84        |
|                                             | 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.

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