

The Crescent

FAIRWATER, CARDIFF, CF5 3DF

GUIDE PRICE £280,000

**Hern &
Crabtree**



The Crescent

Situated on a prime corner plot on one of Fairwater's most desirable streets, this extended three-bedroom end-of-terrace home offers fantastic potential for those looking to add their own touch. With a beautiful, spacious L-shaped rear garden, single garage with rear lane access, and generous living space, this property is ideal for families or first time buyers.

The ground floor features a welcoming entrance hall, a bright lounge, an extended sitting room/dining area, a fitted kitchen, a useful utility room and W.C. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom.

The Crescent is located adjacent to Fairwater Green that offers local shops, cafés and amenities. Fairwater is a great commuter village thanks to excellent bus and rail links to and from Cardiff city centre. Be quick and book early!



1040.00 sq ft

Entrance porch

Entered via a composite double front door, tiled walls and floor.

Hall

Entered via wood front door with leaded windows, stairs to the first floor with understairs storage, radiator.

Living Room

11'3 x 14'3

Double glazed window to the front, picture rail, radiator, electric fire, obscure glazed window looking into the sitting room.

Sitting Room

21'3 x 11'3

Single glazed window with secondary glazed unit inside to the rear, serving hatch to the kitchen, radiator, picture rail, gas fire.

Kitchen

5'10 x 12'10

Double glazed window to the side, wall and base units, wall and base units with worktop over, stainless steel sink and drainer, space for appliances, wood panel walls, vinyl floor.

Utility

Wall and base units with worktop over, laminate floor, a composite door to the rear garden.

Downstairs w.c.

Single obscure glazed window to the rear, w.c.

First floor Landing

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

Bedroom One

10'5 x 14'5

Double glazed bay window to the front, radiator, built-in cupboard.

Bedroom Two

11'8 x 9'4

Double glazed window to the rear, radiator, airing cupboard with built in storage above.

Bedroom Three

6'10 x 8'10

Double glazed window to the front, picture rail, radiator, built in cupboards.

Bathroom

5'11 x 5'9

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

Rear Garden

Enclosed by wall and fence, brick built garage, mainly paved, flower borders, greenhouse and timber shed, a cold water tap, gate to the side, . Their is a stream which runs along the side of the house, from the back to the front

Front

Driveway for off road parking, low rise wall, paved area, gate to front.

Tenure and additional information

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

Disclaimer

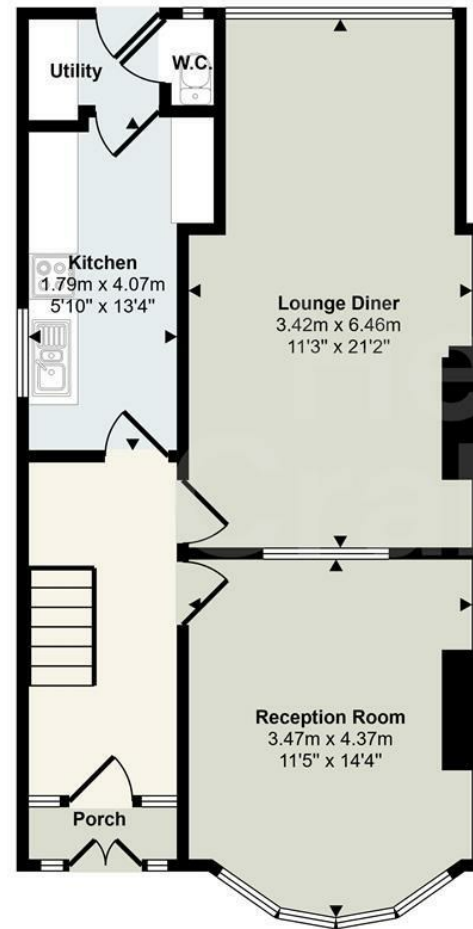
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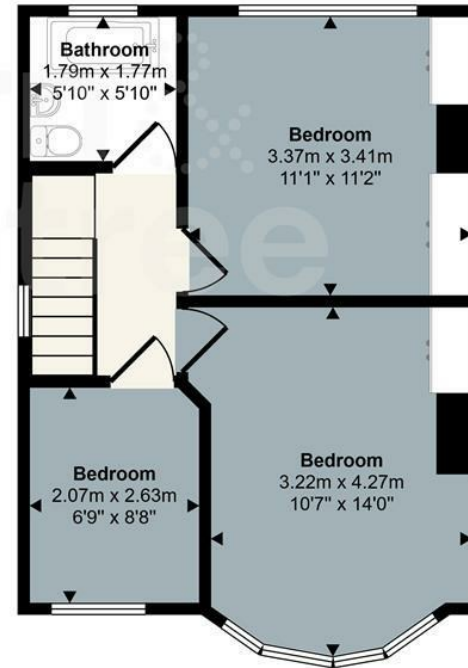




Approx Gross Internal Area
97 sq m / 1040 sq ft

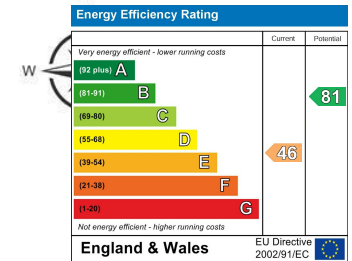


Ground Floor
Approx 57 sq m / 612 sq ft



First Floor
Approx 40 sq m / 428 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.



Good old-fashioned service with a modern way of thinking.



**Hern &
Crabtree**

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