

Norbury Road

FAIRWATER, CARDIFF, CF5 3AU

GUIDE PRICE £295,000

**Hern &
Crabtree**



Norbury Road

A well-presented and extended three-bedroom end of terrace family home, complete with a versatile loft room, situated on a generous corner plot and includes a single garage. The spacious plot offers excellent potential for further extension (subject to the necessary planning permissions).

Upon entering the property, you are welcomed into a bright and inviting entrance hall. The ground floor features an extended kitchen that opens up into a open plan lounge and sitting room.

Upstairs, there are three bedrooms, along with a modern and stylish shower room. A staircase leads to a converted loft room, offering additional versatile space that could be used as a home office, playroom, or occasional guest bedroom.

Norbury Road is tucked just off St Fagans Road is located close to local shops and amenities of Fairwater Green and the Insole Shops. There are good public transport links via bus and rail to and from Cardiff City Centre making it convenient for commuters. Fairwater Green and Llandaff Village can be found a short distance away. Internal viewings are an absolute must to appreciate this beautiful property.



1162.00 sq ft

Entrance

Entered via composite door into the hallway.

Hallway

Stairs to the first floor. Radiator. Coved ceiling. Tiled flooring.

Kitchen

Double glazed window to the side and rear. Double glazed door to the side. The kitchen is fitted with wall and base units with laminate work surfaces. Stainless steel sink and drainer. Space for fridge freezer. Space and plumbing for a washing machine. Space for a gas hob and dishwasher. Coved ceiling. Tiled flooring. Combi boiler.

Lounge/Dining Room

Double glazed sliding patio doors to the rear. Double glazed bay windows to the front. Coved ceiling. Radiator. Feature electric fireplace. Wood laminate flooring.

FIRST FLOOR

Landing

Double glazed window to the side. Coved ceiling. Wooden bannister and spindles. Stairs to the second floor.

Bedroom One

Double glazed window to the front. Radiator. Coved ceiling. Wood laminate flooring.

Bedroom Two

Double glazed window to the rear. Radiator. Built in storage cupboard.

Bedroom Three

Double glazed window to the front. Radiator. Coved ceiling. Wood laminate flooring.

Shower Room

Obscure double glazed window to the rear. Shower, w/c and wash hand basin. heated towel rail. Tiled walls. Wood laminate flooring.

SECOND FLOOR

Loft room

Double glazed skylight window to the side. Storage into the eaves.

OUTSIDE

Front

Low rise wall. Lawn. Path to the front door.

Rear

Paved rear garden with brick built wall. Two bike sheds. Wooden gates from the side leading to a garage.

Garage

Up and over door. Power and light. Pedestrian door to the side..

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.

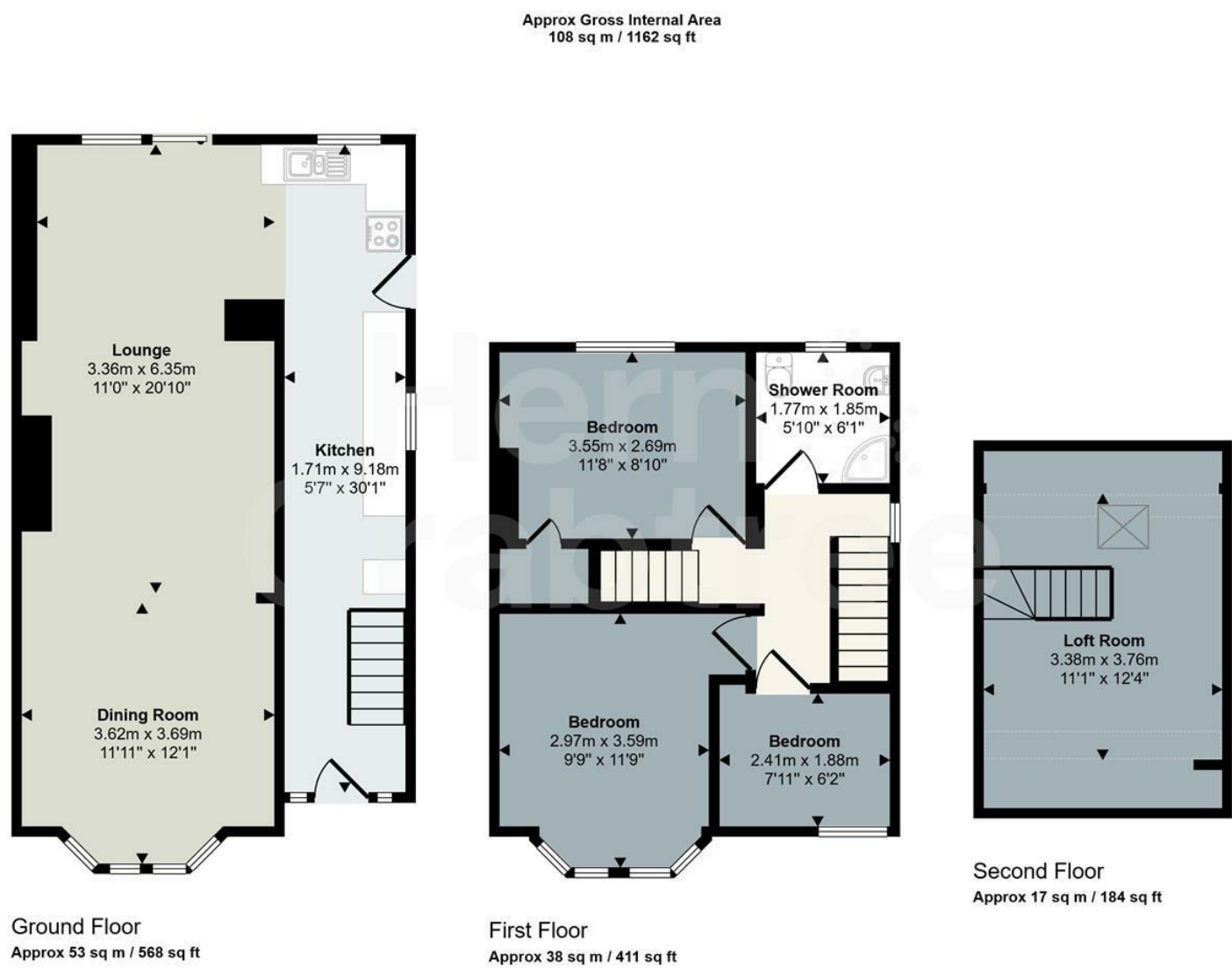
Additional Information

Council Tax - D

Epc - D







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	62	75
		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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Hern & Crabtree

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