

Bwlch Road

FAIRWATER, CARDIFF, CF5 3BX

OFFERS IN EXCESS OF £350,000

**Hern &
Crabtree**



Bwlch Road

A wonderfully appointed and thoughtfully extended four-bedroom semi-detached home, ideally positioned on the popular, tree-lined Bwlch Road in Fairwater. Offering spacious and versatile accommodation, a fantastic open-plan kitchen/diner/sitting area, a generous rear garden complete with a bar/garden room and entertaining space, and off-road parking, this superb property is ready for its next owners to simply move in and enjoy.

Stepping inside, the welcoming entrance hall leads into a comfortable lounge, complete with a charming wood-burning stove. To the rear is the true heart of the home, a beautifully arranged open-plan kitchen/diner/sitting area, ideal for family life and entertaining guests.

Upstairs, the first floor provides three bedrooms alongside a modern family bathroom. A further staircase leads to the impressive master bedroom, which enjoys the added luxury of a private en-suite.

Outside, the property continues to impress. The generously sized rear garden provides plenty of space for children, pets and outdoor entertaining, with a fantastic bar/entertaining area and garden room offering the perfect setting for summer gatherings or a dedicated home office or hobby space. To the front, there is convenient off-street parking.

Situated within easy walking distance of Fairwater Green, Bwlch Road is ideally placed for a selection of local cafés, shops and everyday amenities. Excellent road and rail links also make commuting and exploring Cardiff and beyond particularly convenient.



Approx 1406.00 sq ft

Entrance

Entered via a double-glazed composite door with obscure glazing into the hallway.

Hallway

Tiled flooring. Radiator. Stairs to the first floor with understairs storage cupboard. Original black and white tiled flooring.

Living Room

11'5" x 10'7"

Double-glazed bay window to the front. Original parquet flooring. Radiator. Wood burner set on a slate hearth.

Kitchen/Diner/Family Room

16'10" x 23'1"

The dining area is open plan with an Archway to the kitchen area. LVT hardback flooring throughout. Fireplace recess. Radiators. Obscure double-glazed windows to the side. Double-glazed window to the front and Patio doors that lead out to the large rear garden. The kitchen is fitted with wall and base units with wooden worktops. Built-in Electric oven with extractor fan over. Stainless steel sink and drainer. Tiled splashback. Integrated washing machine, dishwasher and fridge freezer. Cupboard housing boiler. Archway from the dining area.

FIRST FLOOR

Landing

Stairs from the entrance hall. Obscure double-glazed window to the side.

Bedroom Two

13'3" x 10'2"

Double-glazed bay window to front. Radiator. Built-in wardrobe.

Bedroom Three

12'5" x 10'3"

Double-glazed window to the rear. Radiator.

Bedroom Four/Home Office

6' x 6'6"

Double-glazed window to the front. Radiator.

Bathroom

Obscure double-glazed window to the rear. Bath with shower plumbed over, w/c and wash hand basin. Heated towel rail. Tiled walls. Laminate flooring.

SECOND FLOOR

Stairs from the the first floor landing.

Bedroom One

Double-glazed Sky light windows to the front and double-glazed windows to the rear. Radiator. Bespoke fitted wardrobes and storage with lighting. Door to en-suite.

En-suite

9'5" x 16'7" max

Obscure double-glazed window to the rear. Walk-in shower, WC and wash hand basin.

OUTSIDE

Front

Low-rise brick wall. Off-street parking to the front with resin driveway.

Rear

Good size enclosed rear garden with fence surround. Large lawn area and paved patio sitting area. Shrub and flower borders. Cherry blossom and Magnolia tree with further magnolia tree and a Japanese acer. Large outbuilding/shed with power and light (currently used as a bar), outside light and tap.

Additional Information

We have been advised by the vendor that the property is Freehold. Epc - C. Council tax - D

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we

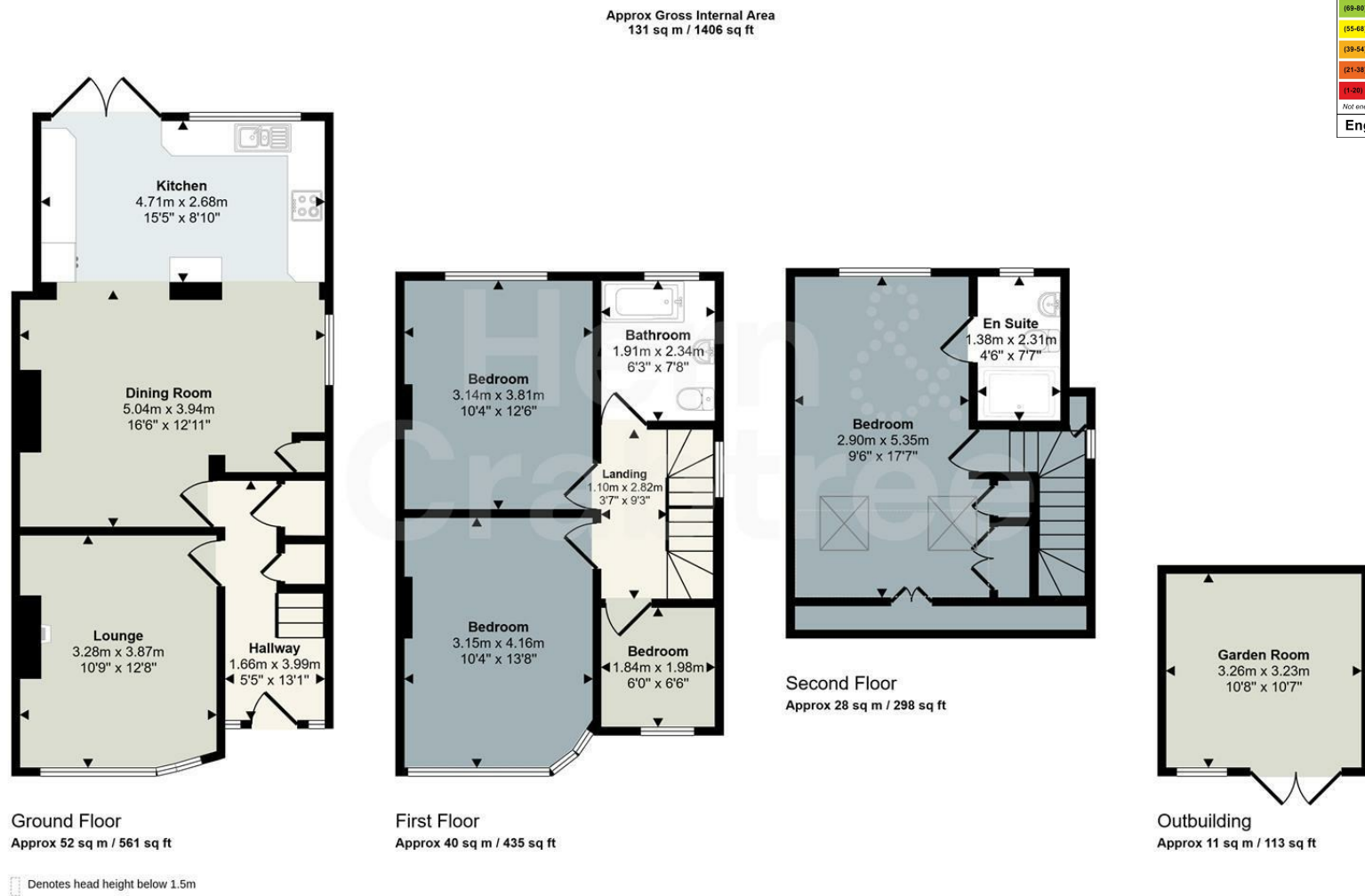
Council Tax Band: D

recommend you seek advice from your legal conveyancer to ensure accuracy.

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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
71		
England & Wales		EU Directive 2002/91/EC

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



Hern & Crabtree

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