

Heol Ddennant

FAIRWATER, CARDIFF, CF5 3JA

GUIDE PRICE £260,000

**Hern &
Crabtree**



Heol Dennant

Just a stone's throw from Fairwater Green, this light and spacious end-terrace home occupies a generous corner plot with impressive front and rear gardens. Requiring modernisation throughout, it presents an excellent opportunity for buyers looking to create a home tailored to their own tastes. Ideally suited to first-time buyers, young families, or anyone seeking a property with great potential.

The accommodation comprises a welcoming entrance hall, a spacious lounge, a separate dining room that flows through to the fitted kitchen, and a convenient ground-floor WC. Upstairs, there are three generously sized bedrooms and a well-proportioned four-piece family bathroom.

Externally, the property benefits from a substantial rear garden, perfect for entertaining, relaxing, or future landscaping projects, as well as a good-sized front garden that further enhances the home's appeal.

Situated on Heol Dennant, the property enjoys a highly convenient location close to Fairwater Green, where a range of local shops, cafés, and everyday amenities can be found. Excellent transport links, nearby schools, and local parks make this an ideal setting for families and professionals alike.



1032.00 sq ft

Entrance

Entered via a pvc front door, stairs to the first floor with understairs storage, utility meters.

Living Room

Double glazed window to the front and rear, radiators, electric fireplace..

Dining Room

Double glazed window to the rear, coved ceiling, radiator, electric fireplace with wooden mantle and surround.

Kitchen

PVC doors to the front and rear, kitchen fitted with a range of wall and base units with worktop over, stainless steel sink and drainer, a four ring gas hob with integrated electric oven and grill, space and plumbing for washing machine.

Cloakroom

Double glazed window to the front, w.c and wash hand basin, half tiled walls, tiled floor.

First Floor Landing

Stairs rise up from the hall, three double glazed windows to the front, access to loft space, cupboard housing the combination boiler.

Bedroom One

Double glazed window to the rear, radiator, built in cupboard.

Bedroom Two

Double glazed window to the rear, radiator, built in cupboard.

Bedroom Three

Double glazed window to the front, radiator.

Bathroom

Double obscure glazed window to the front, bath, shower, w.c and wash hand basin, wood panel ceiling and walls, recess lights, radiator.

Garden

Timber fencing and wire, garden shed, patio area, paved path to the rear and lawn, cold water tap.

Front

There is a hardstand to the front (no drop kerb).

Tenure and additional information

WE have been advised the property is freehold and the council tax band is D.

Disclaimer

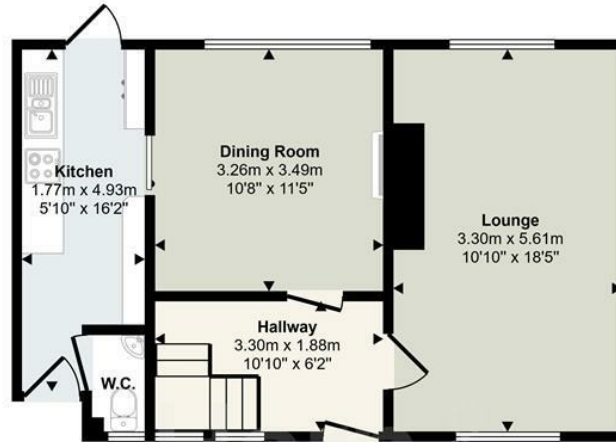
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

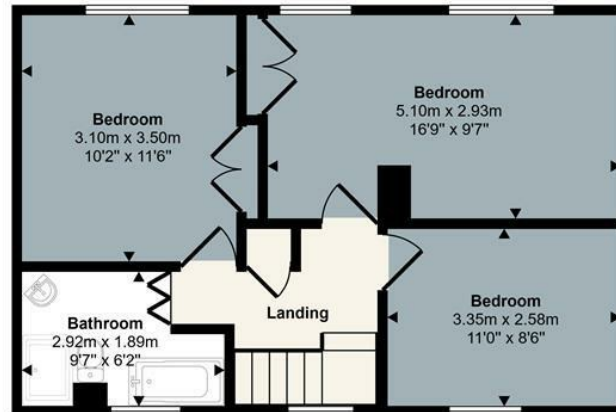




Approx Gross Internal Area
96 sq m / 1032 sq ft



Ground Floor
Approx 47 sq m / 511 sq ft



First Floor
Approx 48 sq m / 521 sq ft

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		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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