

# Reardon Smith Court

FAIRWATER, CARDIFF, CF5 3JD

GUIDE PRICE £350,000

Hern &  
Crabtree





# Reardon Smith Court

Occupying a desirable position overlooking an attractive green, this impressive four-bedroom end-of-terrace townhouse offers stylish and modern living in a peaceful cul-de-sac setting. Beautifully updated by the current owners, the property is presented to an exceptional standard and is ready for immediate occupation.

Designed with both space and versatility in mind, the accommodation briefly comprises a welcoming entrance hall, downstairs shower room, utility room, and a flexible fourth bedroom/sitting room to the ground floor. Underfloor heating to the ground floor. The first floor features a stunning open-plan lounge, dining, and kitchen area, perfectly suited to modern family living and entertaining. To the second floor are three well-proportioned bedrooms, including a generous principal bedroom with en-suite, together with a family bathroom.

Externally, the property benefits from a beautifully landscaped private rear garden with a large storage shed, off-street parking, and an integral garage.

Situated in the heart of Fairwater Village, the home is conveniently located close to a range of cafés, shops, and local amenities, while excellent road and rail links provide easy access to surrounding areas.

A superb turnkey property in a highly sought-after location, early viewing is highly recommended.



**Approx 1464.00 sq ft**

### Entrance

Storm porch. Entered via a wooden glazed door into the hallway.

### Hallway

Coved ceiling. Stairs to the first floor. Large storage cupboard. Dado rail with panelling below. Wooden flooring.

### Shower Room

Obscure double glazed window to the front. Shower, w/c and wash hand basin. Tiled walls and floor.

### Bedroom Four/Sitting Room

Double glazed windows to the rear with fitted shutters. Coved ceiling. Radiator. Wooden flooring.

### Utility Room

Double glazed window and door to the rear. Radiator. Wooden flooring. Combi boiler. Base units with laminate worksurfaces. Sink and drainer. Space and plumbing for a washing machine and tumble dryer.

### FIRST FLOOR

Dog leg staircase to the first floor.

### Hallway

Access to the second floor. Wooden banister.

### Open Plan Kitchen and Diner

The kitchen has double glazed windows to the rear. Fitted with wall and base units with laminate worksurfaces. Tiled splashback. Coved ceiling. Stainless steel sink and drainer. Space and plumbing for a dishwasher. Four ring integrated gas hob and electric oven. Space for fridge/freezer. Dining room area has double glazed windows to the rear. Radiator. Continuation of wooden flooring.

### Living Room

Double glazed windows to the front with Juliette balcony. Coved ceiling. Radiator. Feature fireplace with marble surround and hearth.

### SECOND FLOOR

Dog leg staircase.

### Landing

Wooden banister. Storage cupboard housing hot water tank.

### Bedroom One

Double glazed window to the front. Radiator. Coved ceiling. Door to en-suite.

### En-Suite

Obscure double glazed window to the front. Shower, w/c and wash hand basin. Tiled walls and floor. Radiator.

### Bedroom Two

Double glazed window to the rear. Radiator. Coved ceiling.

### Bedroom Three

Double glazed window to the rear. Radiator. Coved ceiling. Storage cupboard.

### Bathroom

Bath, w/c and wash hand basin. Tiled walls and floor. Radiator.

### OUTSIDE

#### Front

Driveway to the front. Path to the front door. Access to garage.

#### Garage

Single garage with up and over door. Power and light.

#### Rear

Enclosed rear garden with timber fence. Large shed to the rear. Composite decked sitting area and Astro turf lawn. Pergola. Cold water tap. Power and light.

### 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.

### Tenure & Additional Information

## Council Tax Band: F

We have been advised by the vendor that the property is Freehold. Epc - C Council Tax - F  
The property has underfloor heating to the ground floor.









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.

| 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                                   |         | 69                      |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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