

Fairways Crescent

FAIRWATER, CARDIFF, CF5 3DZ

OFFERS IN EXCESS OF £325,000

**Hern &
Crabtree**



Fairways Crescent

Immaculately presented and much improved traditional semi-detached house located on this sought after street in Fairwater. Extended to the rear creating a modern open L Shaped Kitchen with doors opening onto the rear garden, this home will certainly prove to be popular!

The stylish and spacious accommodation briefly comprises: Entrance Hall, Cloakroom, Lounge, Dining Room and L Shaped open plan Kitchen to the ground floor. To the first floor are Three Bedrooms and a Contemporary Family Bathroom. The property further benefits from a generous size rear garden. off street parking and a single garage

Fairways Crescent is located close to Fairwater Green that offers an array of shops, a café and local amenities. There are also good public transport links to and from Cardiff City Centre. Internal viewings are an absolute must!



1030.00 sq ft

Entrance Porch

Entered via a composite front door, double glazed windows to the side and wooden floor.

Hall

Entered via front door, stairs to the first floor with understairs cupboard and w.c., radiator, coved ceiling, ,parquet flooring.

WC

Situated under the stairs, double obscure glazed window to the side, w.c, and wash hand basin, wood flooring.

Living Room

Double glazed window to the front, coved ceiling, radiator, wood panel wall, parquet flooring, doors to sitting room.

Sitting Room

Coved ceiling, dado rail, stone fire surround, parquet flooring, open to kitchen.

Dining Room

Double glazed patio doors to the rear, coved ceiling, radiator, wooden flooring.

Kitchen

Double glazed window to the side and rear, fitted with a range of wall and base units with work top over, one and a half bowl sink and drainer, space and plumbing for a dishwasher, space for a washing machine, a four ring electric hob, integrated oven and grill, breakfast bar, recessed lights, coved ceiling, radiator.

First Floor Landing

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

Bedroom One

Double glazed window to the front, radiator, coved ceiling.

Bedroom Two

Double glazed window to the rear, radiator, coved ceiling, panelled wall.

Bedroom Three

Double glazed window to the front, radiator, coved ceiling.

Bathroom

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

Rear Garden

Enclosed by timber fencing and wall, paved patio, cold water tap, lawn, greenhouse, gravel area and garden pond, gate side giving access to the front.

Garage

Used for storage.

Front

Driveway parking for one vehicle.

Tenure and Additional Information

We have been advised by the seller that the property is freehold. Epc - C Council Tax -

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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		71
(1-20) G		
Not energy efficient - higher running costs		
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.

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



**Hern &
Crabtree**

02920 555 198

llandaff@hern-crabtree.co.uk

hern-crabtree.co.uk

8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ



The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.