

Cartwright Lane

FAIRWATER, CARDIFF, CF5 3DB

GUIDE PRICE £350,000

**Hern &
Crabtree**



Cartwright Lane

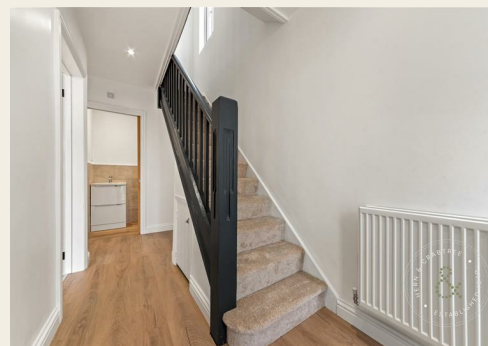
Not to Be Missed! Stylishly Renovated Three-Bedroom Home in Fairwater. Located on a popular residential street in Fairwater, this beautifully renovated and extended three-bedroom semi-detached home is ready for its next owners to simply move in and enjoy. With high-quality finishes throughout, this property has been thoughtfully transformed by the current owner to offer modern living at its finest.

The highlight of the home is the stunning open-plan kitchen/diner/sitting area, complete with large bi-folding doors that seamlessly connect the indoor space to a generous rear garden.

The rest of the spacious accommodation briefly comprises: Entrance Hall, Cloakroom, Lounge, Open Plan Kitchen/Diner to the ground floor. To the first floor are Three Bedrooms and a Family Bathroom. The property further benefits from a good size enclosed rear garden a single garage and off street parking to the front.

Cartwright Lane is perfectly situated adjacent to Fairwater Green, offering a variety of local shops, cafés, and amenities just a short stroll away. With excellent transport links and access to nearby schools and parks, it's a fantastic spot for families and professionals alike.

This property is offered with no onward chain. Internal viewings are highly recommended.



901.00 sq ft

Entrance

Entered via a composite front door, double obscure glazed window to the side, stairs to the first floor with understairs cupboard, radiator.

Cloakroom

Fitted with w.c and wash hand basin, tiled walls, wooden flooring.

Living Room

Double glazed bay window to the front, radiator.

Open Plan Kitchen/Diner

Double obscure glazed window to the side, bi fold doors to the rear, kitchen is fitted with a range of wall and base units with worktop over, a four ring hob, integrated microwave and oven, integrated dishwasher, dishwasher, fridge and freezer, two radiators.

First Floor Landing

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

Bedroom One

Double glazed bay window to the front, radiator, built in wardrobe.

Bedroom Two

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

Bedroom Three

Double glazed window to the front, radiator.

Bathroom

Double obscure glazed window to the rear, fitted with bath with shower over, w.c and wash hand basin, heated towel rail, wood laminate flooring.

Rear Garden

Paved patio area, then tiered to lawn and paved areas, cold water tap.

Garage

With up and over door to the front, power and light.

Front

Driveway parking for at least two vehicles.

Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is

Disclaimer

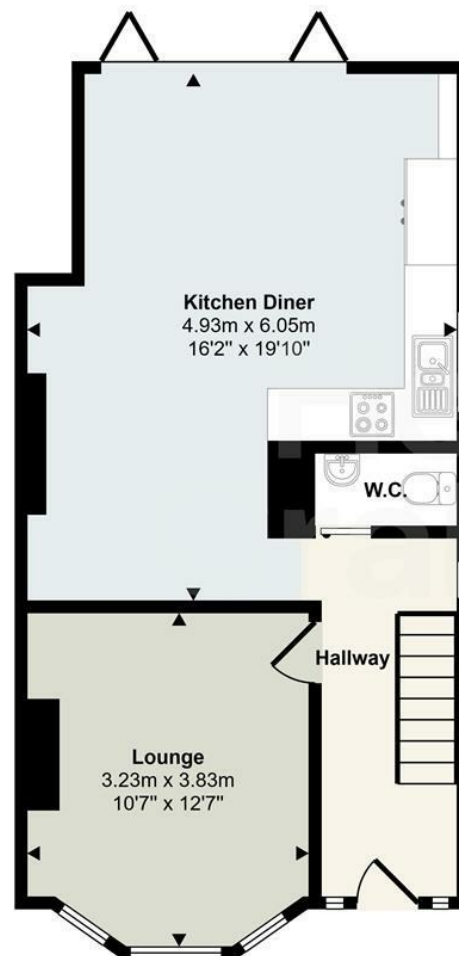
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies 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.

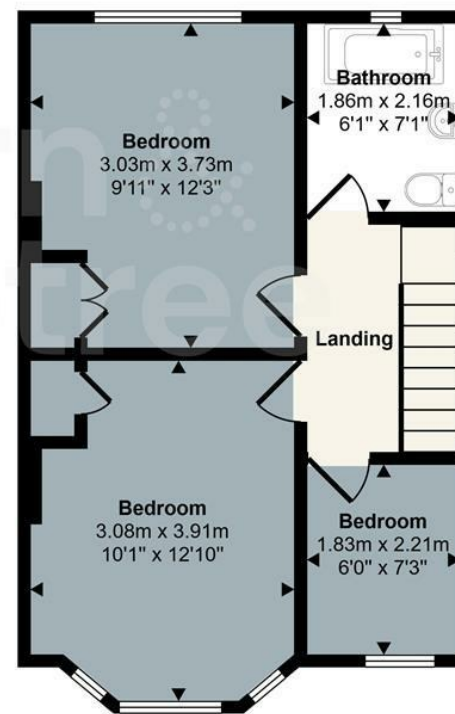




Approx Gross Internal Area
84 sq m / 901 sq ft



Ground Floor
Approx 46 sq m / 494 sq ft



First Floor
Approx 38 sq m / 406 sq ft

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		
(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		EU Directive 2002/91/EC

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

