

# Davies Place

FAIRWATER, CARDIFF, CF5 3AQ

GUIDE PRICE £230,000

Hern &  
Crabtree



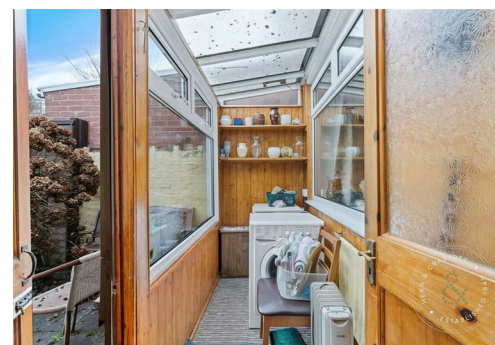


# Davies Place

Perfectly positioned on this no-through road, adjacent to Waungron Park and Station, this well-loved two-bedroom semi-detached home is available with no onward chain. Cherished by the same family for 40 years, the property has been well maintained but offers an exciting opportunity for modernisation and the next occupier to put their own stamp on.

The property boasts entrance hall, two spacious reception rooms, fitted kitchen to the ground floor. To the first floor are two well-proportioned double bedrooms and a shower room. To the rear is a good size rear garden, perfect for outdoor enjoyment. There is off-street parking that adds to the convenience of this fantastic location.

Davies Place is positioned just off St Fagans Road and is placed within a short stroll to Waungron Railway Station which offers direct access to Cardiff city centre. Fairwater Green, Llandaff village and Victoria Park are both close by and enjoy a celebrated restaurant scene along with many amenities, shops and coffee houses. Internal viewings are a must!



**889.00 sq ft**

#### Entrance

Entered via a double glazed door to the side into a hallway.

#### Hallway

Stairs to the first floor. Radiator. Door to living room.

#### Living Room

16'4" max x 11'3" max

Double glazed windows to the front. Radiator. Gas fireplace.

#### Dining Room

13'0" x 10'11"

Double glazed window to the rear looking into the conservatory. Radiator. Door to the kitchen.

#### Kitchen

7'6" x 6'2"

Double glazed window to the rear and side. Wall and base units and space for a gas cooker. Stainless steel sink and drainer. Space for base fridge. Door to the conservatory and a door to the pantry. The pantry has power with a glo worm boiler.

#### Porch

9'4" x 3'6"

Glass roof with a double glazed window to the rear. Single glazed wood door to the rear garden. Power. Plumbing for a washing machine.

#### FIRST FLOOR

Stairs from the entrance. Dog leg staircase. Obscure double glazed window to the side.

#### Landing

Loft access hatch.

#### Bedroom One

16'4" max x 11'8" max

Double glazed windows to the front. Fitted over bed wardrobes and storage. Radiator. Further built in storage cupboard housing hot water tank.

#### Bedroom Two

9'0" x 10'5"

Double glazed window to the rear. Radiator. Fitted wardrobes.

#### Shower Room

5'3" x 5'6"

Adapted shower room. Obscure double glazed window to the side. Easy access walk in shower with electric shower, w/c and wash hand basin. Tiled walls. Vinyl flooring. Wall heater.

#### OUTSIDE

##### Front

Driveway to the front for off street parking. Side gate.

##### Rear

Enclosed rear garden. Patio and lawn area. Mature shrubs. Timber frame storage shed and access to the side leading out to the front.

#### Additional Information

We have been advised by the vendor that the property is currently leasehold but will be freehold upon completion. Council Tax - D

#### Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.





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| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          | <b>72</b> | <b>84</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            |           |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |

