

# Amethyst Road

FAIRWATER, CARDIFF, CF5 3NT

**GUIDE PRICE £230,000**

**Hern &  
Crabtree**



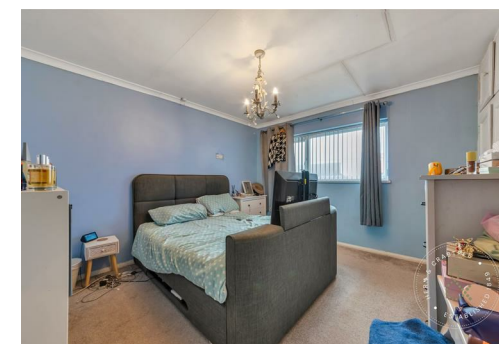


# Amethyst Road

No Chain! A three bedroom mid-terrace house located close to local shops and amenities in this popular part of Fairwater. Very much a blank canvas for the next occupier to put their stamp on, this property would make a perfect first time buy or family home!

The accommodation briefly comprises: Entrance Hall, Lounge, Fitted Kitchen, leading into a Dining Room, Cloakroom and Utility Room to the ground floor. To the first floor are Three Bedrooms and a Bathroom. The property further benefits from front and rear gardens as well as off street parking.

Amethyst Road is tucked away just off Keyston Road and is situated within close proximity to local shops, cafés and amenities. Fairwater is a great commuter village thanks to excellent bus and rail links to and from Cardiff city centre. Be quick and book early!



# 1022.00 sq ft

## Entrance Hall

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

## Living Room

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

## Kitchen

Double glazed window to the rear, wall and base units, stainless steel sink and drainer, radiator, tiled floor.

## Dining Room

Double glazed window to the rear, coved ceiling, wood laminate flooring.

## Utility Space

Pvc doors to front and rear, radiator, utility meter cupboard, space and plumbing for a washing machine, tiled flooring.

## Downstairs w..c.

Fitted with a w.c.

## First Floor Landing

Stairs rise up from the entrance hall, double glazed window to the rear, access to loft space, storage cupboards.

## Bedroom One

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

## Bedroom Two

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

## Bedroom Three

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

## Bathroom

Double obscure glazed window to the rear, fitted with bath with Triton power shower over, w.c and wash hand basin, radiator, painted floorboards.

## Rear Garden

Enclosed by timber fencing, mainly gravel area, small Astro turf area, flower beds, raised paved sitting area,

## Front

Parking and gravel area.

## 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 and additional information

we have been advised by the seller that the property is freehold and the council tax band is D.

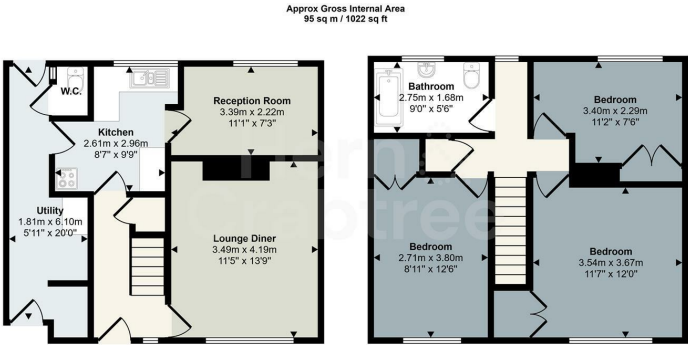




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient -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