Bwlch Road

FAIRWATER, CARDIFF, CF5 3BX

GUIDE PRICE £315,000

Hern & Crabtree



Bwlch Road

Placed on this popular tree lined street in Fairwater is this stylish and well presented three bedroom semi-detached house with a generous size rear garden.

Well proportioned throughout, the accommodation briefly comprises: Entrance Porch, Hallway, Lounge, Sitting Room and Fitted Kitchen and Utility Area to the ground floor. To the first floor are Three Bedrooms and a Family Bathroom. The property further benefits from a generous size, size sunny aspect rear garden as well as off street parking and a garden room.

Bwlch Road is perfectly placed within walking distance of Fairwater Green and offers a good selection of local cafés, shops and amenities. There are excellent public transport links to hand via road and rail. Internal viewings are a must!











Approx 1111.00 sq ft

Council Tax Band: D

Entrance Porch
Entered via double glazed door to porch which is fully glazed, tiled flooring.

Hall
Entered via aluminium front door, radiator, stairs lead to the first floor with understairs storage.

Lounge
Double glazed window to the front with obscure glazing at the top, radiator, coved ceiling, fireplace with wooden mantle and hearth, built in shelves, parquet flooring.

Dining room
Double glazed French doors to the garden, double glazed window to the rear, radiator, coved ceiling, fireplace with wooden mantle and tiled hearth, parquet flooring.

Kitchen
Double obscure glazed window to the side, double glazed door to the rear, and double glazed window to the rear, kitchen fitted with a range of wall and base units with worktop over, double sink and drainer, electric hob with oven and grill below, space for washing machine.

Utiility
Worktop and space for fridge and washing machine,

First Floor Landing
Stairs rise up from the hall with wooden handrail and spindles, double obscure glazed window to the side, access to loft space, laminate flooring.

Bedroom One
Double glazed bay window to the front with obscure glazed window at the top, radiator, coved ceiling.

Bedroom Two
Double glazed window to the front, radiator, built in open wardrobe with hanging rail and shelving, laminate flooring.

Bedroom Three
Double glazed window to the rear, radiator, built in shelving, fireplace, laminate flooring.

Bathroom
Double obscure glazed window to the rear, bath, shower, w.c and vanity wash hand basin, radiator.

Garden
Enclosed by timber fencing and brick wall, raised sitting area, steps down to lawn, flower beds, garden shed, wooden gate to side,

Front
Driveway for two vehicles, brick wall and fencing.

Outbuilding
Stone building with windows.

Extra Garden Owned By Network Rail
The bottom part of our garden is owned by network rail as we back onto the railway line. It is rented from them at a cost of £45.50 p.a.* Network rail has no input in what they do with the garden and in 40 years the only contact they have had with them is the yearly invoice .

Tenure and additional information
We have been advised by the seller that the property is freehold and the council tax band is D. EPC - TBC

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.











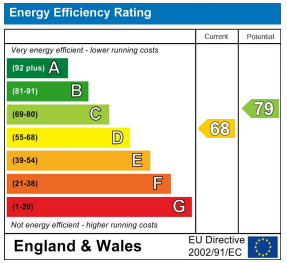
Approx Gross Internal Area
103 sq m / 1111 sq ft



Ground Floor
Approx 50 sq m / 543 sq ft

First Floor
Approx 42 sq m / 455 sq ft

Garden Room
Approx 10 sq m / 113 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.

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