Keyston Road

FAIRWATER, CARDIFF, CF5 3NJ

GUIDE PRICE £250,000

Hern & Crabtree

Keyston Road

No chain. A well-positioned three-bedroom mid-terrace home situated in the popular area of Fairwater, conveniently located close to a range of local shops, cafés and everyday amenities. Offering a generous rear garden, off-road parking and plenty of scope for modernisation, this property provides an excellent blank canvas for a new owner to make their own.

The ground floor briefly comprises an entrance hall, spacious lounge, fitted kitchen opening into a separate dining area, with patio doors providing direct access to the rear garden. There is also a useful cloakroom and utility room.

To the first floor are three good size bedrooms and a family bathroom.

Externally, the property benefits from a front and a generous size rear garden, along with off-street parking.

Keyston Road is ideally situated for access to local amenities and excellent transport links. Fairwater offers convenient bus and rail connections to Cardiff city centre, making it an appealing choice for commuters, first-time buyers and families alike.

Approx 1020.00 sq ft

Council Tax Band: D

Entrance
Storm porch then entered via a pvc front door into hallway, stairs to the first floor with open understairs storage, radiator.

Living Room
Double glazed window to the front, radiator, electric fireplace with wooden mantle and stone surround

Kitchen
Double glazed window to the front, fitted with a range of wall and base units with worktop over, a stainless steel sink and drainer, a four ring gas hob with integrated electric oven and grill combi, space and plumbing for a washing machine or a dishwasher, breakfast bar, tiled floor.

Dining Room
Double glazed patio doors to the rear, radiator, electric fireplace with marble hearth, wooden floors.

Utility
Pvc door to the front, radiator, storage cupboard, tiled floor.

Cloakroom
Single glazed window, w.c, tiled floor.

First Floor Landing
Stairs rise up from the hall, access to loft space, double glazed window to the rear, built in cupboards one housing the combination boiler.

Bedroom One
Double glazed window to the front, radiator, coved ceiling, built in cupboard, wooden floors.

Bedroom Two
Double glazed window to the front, radiator, coved ceiling, built in cupboards.

Bedroom Three
Double glazed window to the rear, radiator, built in cupboard.

Bathroom
Double obscure glazed window to the rear, bath with Triton power shower, w.c and wash hand basin, heated towel rail, tiled walls, tiled floor.

Garden
Enclosed by timber fence, patio area, lawn, bike storage shed.

Front
Enclosed by breeze block walls and double gates to a concrete driveway, lawn area to the side.

Additional Information
We have been advised by the vendor that the property is Freehold.
The seller has solar panels that are rented with paperwork in place.
Epc - B
Council Tax - D.

Disclaimer
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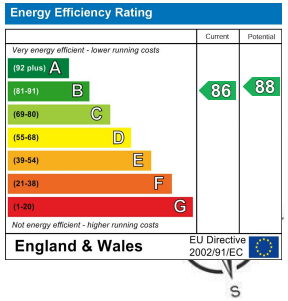
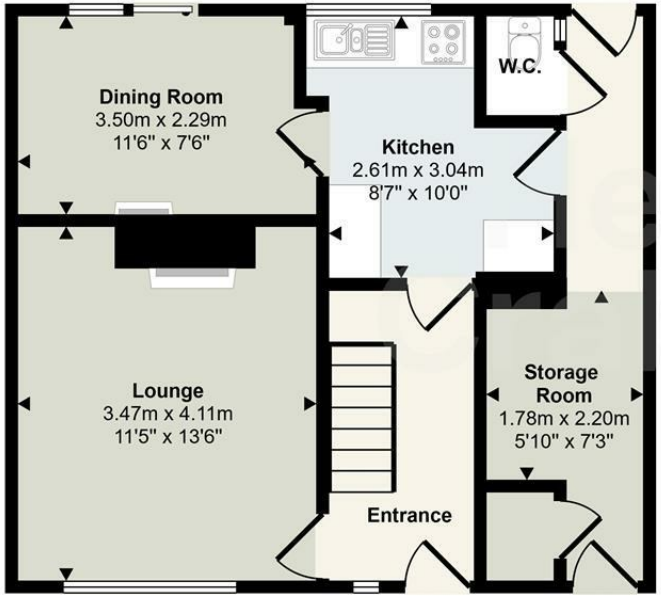
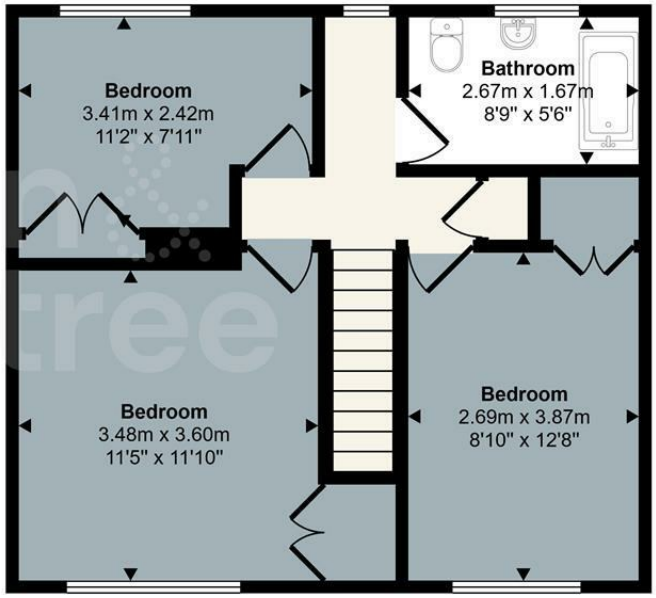
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



Approx Gross Internal Area
95 sq m / 1020 sq ft



Ground Floor
Approx 48 sq m / 512 sq ft



First Floor
Approx 47 sq m / 508 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.

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

Hern & Crabtree

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