

Llangynidr Road

FAIRWATER, CARDIFF, CF5 3BR

GUIDE PRICE £315,000

**Hern &
Crabtree**



Llangynidr Road

A stylish and exceptional three bedroom semi-detached house set in this popular street in Fairwater. An open plan sitting room/diner takes centre stage with french doors leading out to a generous size rear garden. The accommodation briefly comprises: Entrance Hall, Lounge, Kitchen, Open Sitting Room/Diner and Utility Area to the ground floor. To the first floor are Three Bedrooms and a contemporary Family Bathroom. The property further benefits from a generous rear garden and off street parking for multiple vehicles. Llangynidr Road is situated within close proximity to Fairwater Green which offers good local shops, cafés and amenities. Fairwater is a great commuter village thanks to excellent bus and rail links to and from Cardiff City centre.



962.00 sq ft

Entrance Hall

Entered via obscure double glazed composite front door, double obscure glazed window to the front, stairs rising to the first floor with under stairs storage cupboard, panelled radiator, dado rail, power point, telephone point, tiled flooring.

Living Room

12'6 into bay x 12' to recess
Double glazed leaded bay window to the front, power points, TV and telephone point, feature gas fireplace with flame effect fire and surround, wood flooring.

Kitchen

5'04 x 16'08
Fitted with a range of wall and base units with work surfaces over, a four ring gas hob with extractor hood above and gas oven beneath, single bowl stainless steel sink and drainer with mixer tap, space for free standing fridge/freezer, breakfast bar, tiled walls and tiled flooring, power points, panelled radiator, double obscure glazed window to the side, wood glazed leaded door leading to the utility area, archway to:

Sitting Room

11'05 x 11'11 into recess
Coved ceiling with ceiling rose, panelled radiator, power points, TV point, wall mounted gas flame effect fire, laminate flooring, open arch to:

Conservatory

9'04 x 8'02
Double glazed french patio doors leading out to the rear garden with double glazed windows either side, glass roof with fitted blinds, power points, laminate flooring, open breakfast bar area opening to the kitchen.

Utility

Space and plumbing for washing machine and a tumble dryer, double obscure glazed pvc door leading to the rear garden.

First Floor Landing

Stairs rising from entrance hall, double obscure and leaded window to the side, coved ceiling, doors to all rooms.

Bedroom One

12'07" into bay x 11'03" max into recess
Double glazed leaded bay window to the front, panelled radiator, coved ceiling, fitted wardrobes, power points.

Bedroom Two

11'6 x 11'3
Double glazed window to the rear, power points, coved ceiling, built in storage cupboard housing the combination boiler and slatted shelving, access to loft.

Bedroom Three

7'8 x 7'2
Double glazed leaded window to the front, panelled radiator, coved ceiling, power points, built in wardrobe with hanging rails and shelving.

Bathroom

6'1 x 5'10
Fitted with a three piece suite in white comprising, a P shaped bath with mixer tap and electric shower over and glass screen, low level w.c and wash hand basin with mixer tap, heated towel rail, fully tiled walls and flooring, double obscure glazed window to the rear.

Rear Garden

Enclosed rear garden with timber fence, mainly laid to lawn, border of flowers, shrubs and bushes, paved patio area, stone chipping seating area, timber storage shed, key block pathway to the side with gate giving access to the front.

Front

Keyblock driveway for at least four vehicles, low rise wall on both sides.

Tenure and additional information

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

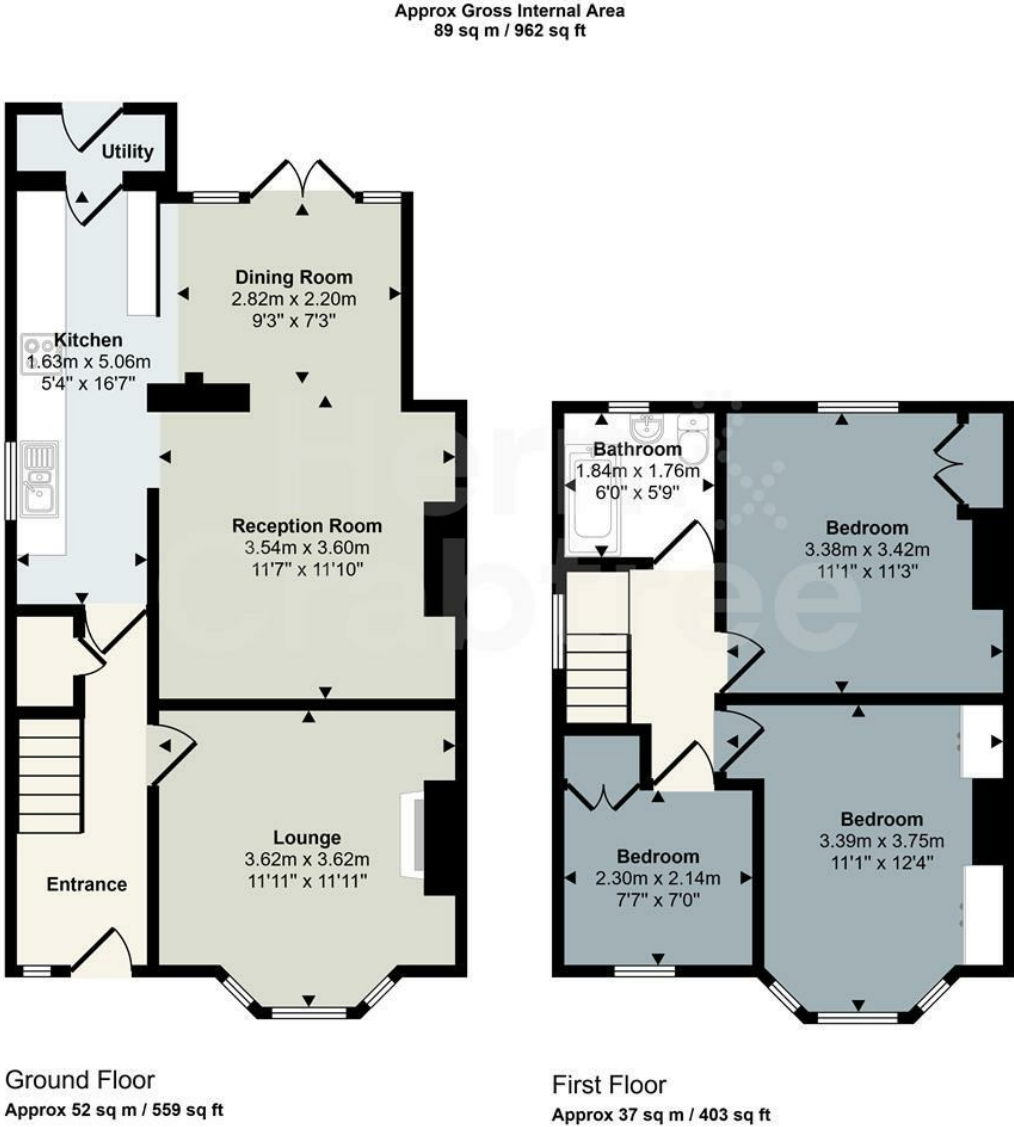
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