

# Cedar Grove

FAIRWATER, CARDIFF, CF5 3RS

GUIDE PRICE £235,000

Hern &  
Crabtree



# Cedar Grove

Perfectly set back on this quiet street in Fairwater, is this tastefully presented two double bedroom semi-detached house. Well proportioned throughout and with a good size front and rear garden as well as off street parking, this would make a perfect first time home or anyone looking to downsize.

The accommodation briefly comprises: Entrance Hall, Open Plan Lounge/Diner with French Doors Out onto the Rear Garden, Modern Fitted Kitchen and Playroom/Home Office to the ground floor. To the first floor are Two Double Bedrooms and a Bathroom. The property further benefits from a good size front and rear gardens as well as off street parking to the front

Cedar Grove is just tucked off Ashcroft Crescent and is set in a prime location and is close to local shops and amenities as well as Fairwater Leisure Centre and Rugby Club. There are very good local schools and also good public transport links to and from Cardiff City Centre. Be quick and book early!



# 767.00 sq ft

## Entrance

Entered via a upvc double obscure glazed front door, double glazed window to the side, stairs to the first floor with open storage beneath, panelled radiator, tiled flooring, doors to all rooms.

## Lounge/Diner

Double aspect lounge/diner with a double glazed window to the front and the rear, panelled radiator, power points, TV and telephone point, coved ceiling.

## Kitchen

Fitted with a white high gloss kitchen with wall and base units with work top over, four ring gas hob with cooker hood above and eye level oven and microwave, single bowl stainless steel sink and drainer with mixer tap, part tiled walls, power points and USB sockets, integrated washing machine, space for fridge/freezer, Cupboard housing the gas combination boiler, double glazed window to the side, archway to playroom.

## Playroom

Double glazed French patio doors leading out to the rear garden, obscure double glazed door leading to the front, panelled radiator, power points, wall lights.

## First Floor Landing

Stairs rise up from hall, double glazed window to the side, access to loft space, a storage cupboard.

## Bedroom One

Double glazed window to the front, panelled radiator, power points, built in wardrobes shelving, additional storage cupboard with hanging rails, stripped wooden flooring.

## Bedroom Two

Double glazed window to the rear, radiator, power points, stripped wooden flooring.

## Bathroom

Fitted with a three piece suite in white comprising a panelled bath with electric shower over and glass screen, wash hand basin with mixer tap and low level w.c., panelled radiator, part tiled walls, obscure double glazed window to the rear.

## Rear Garden

A good size rear garden enclosed by brick wall and timber fencing, many laid to lawn, border of flowers and shrubs, paved patio, decked sitting area, timber storage shed, outside cold water tap.

## Front

Mainly laid to lawn, paved path to front door, handstand for parking, mature hedge.

## Tenure and additional information

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

## 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.

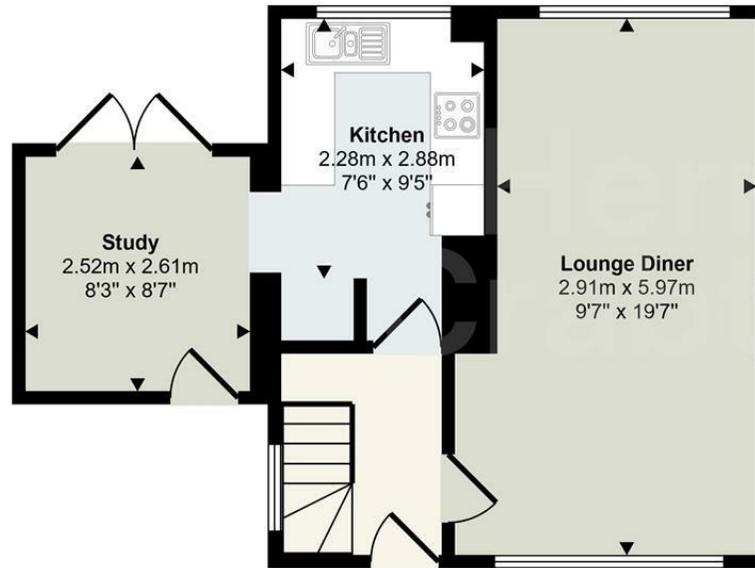




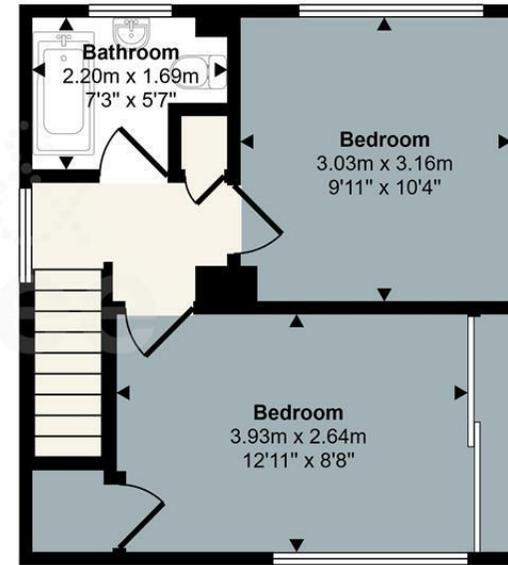
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	67	75
EU Directive 2002/91/EC		



Approx Gross Internal Area  
71 sq m / 767 sq ft



Ground Floor  
Approx 39 sq m / 423 sq ft



First Floor  
Approx 32 sq m / 344 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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