

# Treetops Close

FAIRWATER, CARDIFF, CF5 3QR

**OFFERS IN EXCESS OF £220,000**

**Hern &  
Crabtree**





# Treetops Close

No Chain. A wonderful three bedroom semi-detached house perfectly placed in this quiet cul de sac in Treetops Close. Having been a well looked after throughout, this property is a fantastic opportunity for a first time buyer or young family.

The accommodation briefly comprises: Entrance, Lounge, Fitted Kitchen opening up into a Conservatory and a Utility Area to the ground floor. To the first floor are Three Bedrooms and a Bathroom. The property further benefits from a good size rear garden as well as off street parking to the side.

Treetops Close is situated in a popular location close to local amenities and offers excellent transport links into Cardiff City Centre. There are also very good local schools close by. Internal viewings are a must!



**874.00 sq ft**

### Entrance

Entered via a composite front door into the living room.

### Living Room

13'8 x 16'7

Double glazed windows to the front, coved ceiling with ceiling rose, wooden surround with mirror inset, stairs to the first floor, wooden floor.

### Kitchen

13'8 x 8'9

Kitchen fitted with a range of wall and base units with worktop over, one and a half bowl sink and drainer, space for gas cooker, tiled floor, arch to extension.

### Extension

13'11 x 7'11

Patio doors lead to the garden, radiator.

### Utility Room

7'7 x 12'4

Door leads out to the front, space for appliances, radiator, laminate flooring.

### First Floor Landing

Stairs rise up from the living room with wooden handrail, access to loft space.

### Bedroom One

11'9 x 8'8

Double glazed window to the front, radiator, built in wardrobe and airing cupboard.

### Bedroom Two

7'7 x 10'8

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

### Bedroom Three

5'10 x 7'11

Double glazed window to the rear, radiator.

### Bathroom

5'3 x 7'5

Double obscure glazed window to the side, bath with mixer tap and shower attachment, w.c and wash hand basin, heated towel rail, part tiled walls, laminate flooring.

### Rear Garden

Enclosed by timber fencing, steps lead up to a lawn area, mature trees.

### Front

Electric car charging point, covered area from driveway, railings, lawn

### Side & Parking

Parking to the side, timber shed.

### Tenure and additional Information

We have been advised by the seller that the property is freehold and the council tax is C  
EPC - C

### Disclaimer

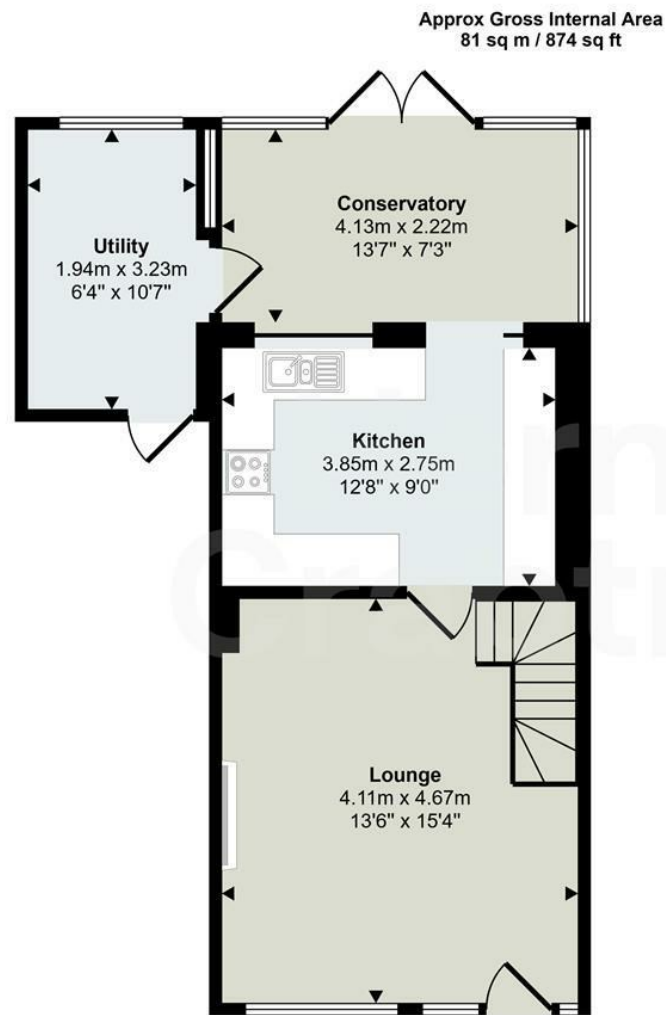
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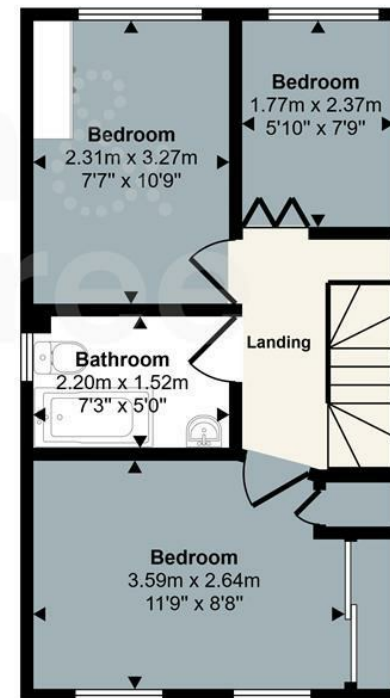






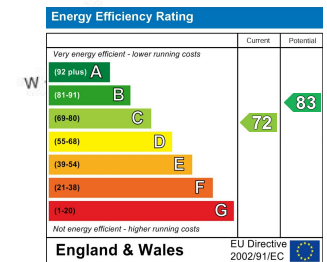


Ground Floor  
Approx 49 sq m / 525 sq ft



First Floor  
Approx 32 sq m / 349 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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