

Everswell Road

FAIRWATER, CARDIFF, CF5 3DJ

GUIDE PRICE £350,000

**Hern &
Crabtree**



Everswell Road

An immaculate and extended three-bedroom semi-detached family home, beautifully transformed by the current owners to offer stylish, contemporary living still with plenty of charm and character.

Flooded with natural light thanks to large sliding doors and skylight windows, the spacious open-plan living area seamlessly connects to the landscaped rear garden via elegant large sliding doors, perfect for modern family life and entertaining.

Finished to a high standard throughout, the accommodation briefly comprises: entrance hall, cloakroom lounge, expansive open-plan sitting/dining area with a modern kitchen with central island. To the first floor are three bedrooms and a contemporary three-piece family bathroom suite. Externally, the property boasts a beautiful size rear garden and off-street parking to the front.

Everswell 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!



1059.00 sq ft

Entrance

Entered via a double glazed door into the hallway.

Hallway

Radiator. Wood parquet flooring. Stairs to the first floor with understairs storage.

Utility Cupboard

With space and plumbing for a washing machine and tumble dryer.

Cloakroom

W/c and wash hand basin. Half tiled walls and floor.

Lounge

Double glazed bay windows to the front. Fireplace with slate hearth. Parquet flooring. Radiator.

Sitting Room

Open archway to the kitchen/diner. Radiator. Fireplace. Built in cupboards into recess. Luxury vinyl tiled flooring.

Kitchen/Diner

Two sliding patio doors to the rear. Three double glazed Skylight windows. Radiator. The kitchen is fitted with wall and base units with Quartz worktops. Sink and drainer. Breakfast island with composite worksurface and four ring integrated induction Neff hob. Integrated microwave, oven and grill. Integrated dishwasher, fridge and freezer. Luxury vinyl tiled flooring.

FIRST FLOOR

Stairs from the entrance hall.

Landing

Wooden banister. Double glazed window to the side. Access to a boarded loft via a pull down ladder.

Bedroom One

Double glazed bay windows to the front. Radiator.

Bedroom Two

Double glazed window to the rear. Radiator. Built in wardrobe.

Bedroom Three

Double glazed window to the front. Radiator.

Bathroom

Obscure double glazed window to the rear. Bath with shower plumbed over, w/c and wash hand basin. Part tiled walls and tiled floor. Heated towel rail.

OUTSIDE

Front

Off street parking. Lawn area with low rise wall to the front.

Rear

Enclosed rear garden with timber frame fence. Gate leading to the rear. Mainly laid to lawn. Paved patio sitting area. Garden shed. Cold water tap to the side of the property.

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

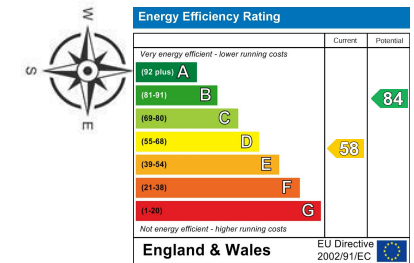
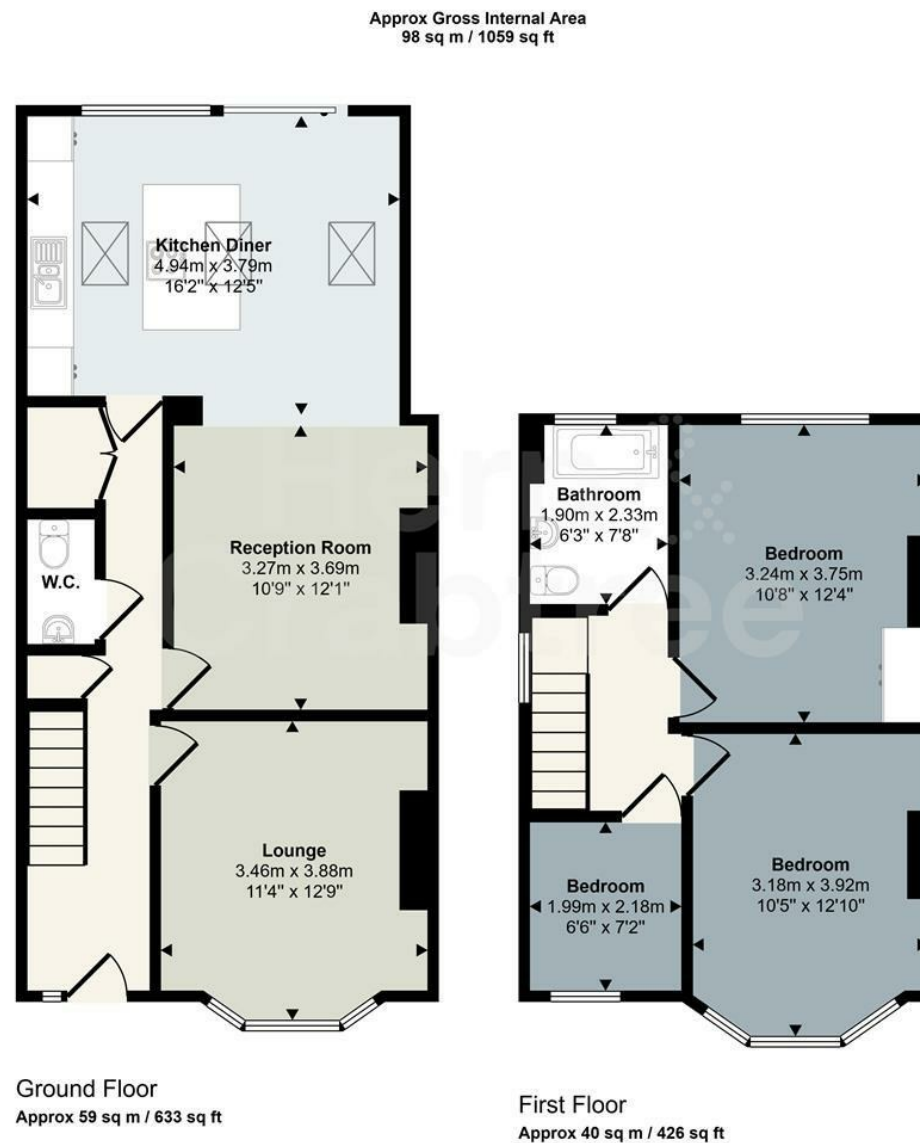
Additional Information

Epc - D

Council Tax - D







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