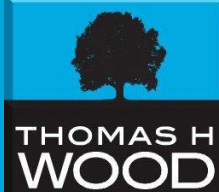




45 Fairways Crescent

Fairwater, Cardiff, CF5 3DZ



Asking Price Of £265,000

3 Bedrooms



An excellent opportunity to purchase this 3 bedroom semi detached property located on Fairways Crescent in Fairwater. It has been a much loved family home for many years but is now in need of updating. The property does however benefit from recently installed UPVC windows, Worcester combination boiler with Hive thermostat and new ground floor WC. The property briefly comprises porch, entrance hallway, WC, two large reception rooms, kitchen and conservatory to the ground floor. To the first floor there are three bedrooms and a shower room. The property boasts plenty of outside space with a generous rear garden, allotment, off road parking for multiple vehicles as well as a garage and side access. Viewing is highly recommended to appreciate the potential of the property.

LOUNGE

11' 10" x 12' 9" (3.61m x 3.91m) Overlooking the front aspect of the property with papered walls, textured ceiling, radiator with TRV, doors through to dining room.

DINING ROOM

11' 0" x 12' 10" (3.37m x 3.92m) Carpeted floors, papered walls, textured ceiling and doors through to lounge. UPVC window opening to the conservatory, radiator with TRV.



KITCHEN

8' 1" x 17' 1" (2.48m x 5.21m) An L shaped kitchen with a range of wall and base units, carpeted floors, half tiled walls, textured ceiling, space for cooker, plumbing and space for washing machine, radiator with TRV, door leading to the sunroom.

SUNROOM

7' 4" x 7' 1" (2.25m x 2.16m) with UPVC doors and windows, polycarbonate roof UPVC window from dining room, electric radiator.

WC

2' 9" x 5' 0" (0.86m x 1.54m) A recently installed ground floor WC with low level WC and wash hand basin.

Stairs to 1st floor leading to carpeted landing with papered walls, textured ceiling, loft hatch with loft ladder, doors to all rooms

MASTER BEDROOM

10' 5" x 12' 9" (3.19m x 3.91m) Bedroom one overlooking the front aspect of the property with carpeted floors, papered walls, textured ceiling, mirrored fitted wardrobes, deep UPVC bay window, radiator with TRV.

BEDROOM TWO

10' 5" x 12' 9" (3.19m x 3.91m) Overlooking the rear aspect of the property with carpeted floors, papered walls, textured ceiling, fitted mirrored wardrobes, further cupboard housing Worcester combination boiler, radiator with TRV.

BEDROOM THREE

6' 0" x 7' 4" (1.84m x 2.24m) Overlooking the front aspect of the property with papered walls, textured ceiling, UPVC window and radiator with TRV.

SHOWER ROOM

5' 9" x 7' 0" (1.76m x 2.15m) Fully tiled walls, LVT flooring, pedestal wash hand basin with chrome taps, high level WC, adapted 'wet room' shower area with chrome Triton shower, UPVC window to rear.

OUTSIDE

Front

A low maintenance front garden with paved patio, steps to front door, mature plants and shrubs. Driveway and parking for multiple cars, garage with up and over door and gate to rear garden.

Rear

A very generous rear garden with paved patio, allotment, green house and garage. Timber perimeter fencing, plants and shrubs.

TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

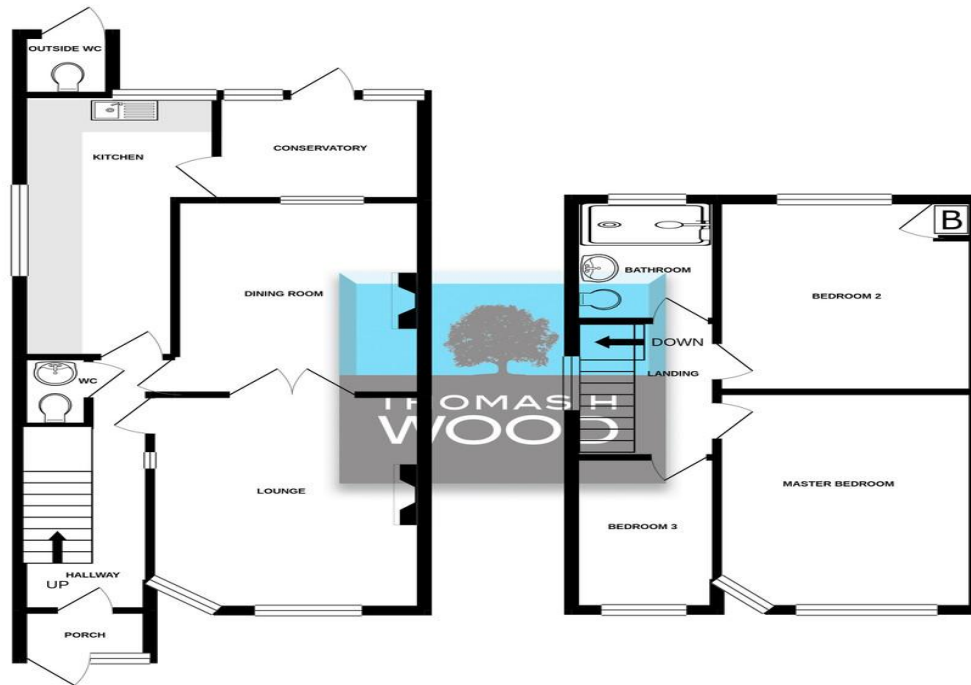
COUNCIL TAX

Band D



GROUND FLOOR
48.6 sq.m. (523 sq.ft.) approx.

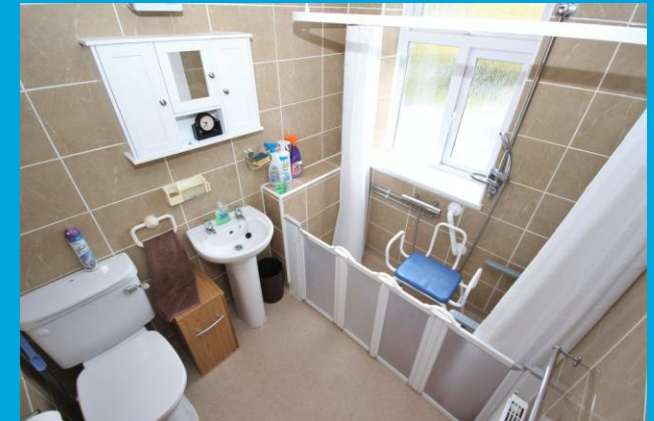
1ST FLOOR
37.0 sq.m. (399 sq.ft.) approx.



3 BEDROOM SEMI

TOTAL FLOOR AREA : 85.6 sq.m. (921 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

5 Station Road, Radyr, Cardiff,
South Glamorgan, CF15 8AA

www.thomashwood.co.uk
02920 626252
sales@thomashwood.com

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