

# 45 Gorse Place

Fairwater | Cardiff | CF5 3HQ

Mid Terraced House | Offers In Excess Of £229,950



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# PROPERTY DESCRIPTION

**\*\* MID TERRACED FAMILY HOME \*\* NO CHAIN \*\*** A spacious mid terrace family home in a convenient location enjoying elevated open playing field views to the front, being close to local transport links and amenities. Entrance porch, large entrance hallway with storage, lounge to front, dining room, neat fitted kitchen and breakfast room. To the first floor there are three double bedrooms, a family bathroom and separate WC. Gas central heating, double glazing. Low maintenance front garden and rear garden comprising patio and lawn backing into the allotments. No chain. EPC Rating: TBC

- **Tenure** Freehold
- **Council Tax Band** D
- **Floor Area (approx.)** TBC
- **Viewing Arrangements** Strictly by Appointment

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## LOCATION

The property is situated in the popular suburb of Fairwater with a variety of local amenities and public houses. There are regular bus and train services and the property is within easy commuting distance of Cardiff City Centre. There are schools at all levels and easy access to the M4 motorway.

## ENTRANCE PORCH

Approached via a upvc double glazed front door with windows to front and side laminate flooring.

## ENTRANCE HALL

10' 8" x 9' 4" (3.27m x 2.87m) Approached via a wood front door with glazed windows to upper and lower part leading to the spacious entrance hallway, storage cupboard, staircase to first floor, laminate flooring and radiator.

## LOUNGE

12' 8" x 9' 6" (3.88m x 2.92m) Large picture window to front, feature fireplace with wooden surround, laminate flooring and radiator.

## DINING ROOM

15' 5" x 11' 9" (4.71m x 3.59m) With French doors leading to the rear garden, feature fireplace with living flame coal effect gas fire, laminate flooring and radiator.

## KITCHEN/BREAKFAST ROOM

16' 7" x 9' 11" (5.06m x 3.04m) Appointed along three sides in woodgrain finish panel fronts beneath round nosed worktop surfaces, inset sink with side drainer, space for cooker with hood above, plumbing for washing machine, wall tiling to splash back areas, matching range of eye level wall cupboards, space for family breakfast table, door to rear garden, tiled flooring and radiator.

## FIRST FLOOR

### LANDING

Approached via an easy rising single flight staircase leading to the central landing area.

### BEDROOM ONE

11' 7" x 11' 0" (3.55m x 3.36m) Large window overlooking the entrance approach and open field beyond, airing cupboard housing the ideal logic combination gas central heating boiler, range of fitted wardrobes to one side with central dressing table recess, laminate flooring and radiator.

### BEDROOM TWO

13' 5" x 7' 7" (4.09m x 2.32m) Enjoying views over the rear garden and allotments beyond, built in wardrobes to one side, laminate flooring and radiator.

### BEDROOM THREE

11' 9" x 7' 10" (3.60m x 2.40m) Aspect to front, a third double bedroom, laminate flooring, radiator and large wardrobe.

### FAMILY BATHROOM

6' 9" x 6' 3" (2.07m x 1.92m) White suite comprising wash hand basin and panelled bath with shower mixer tap, window to rear and radiator.

**SEPARATE WC**

Low level suite, wall tiling to half height and obscure glass window to rear.

**OUTSIDE**

**REAR GARDEN**

Paved patio leading to an area of lawn, backing onto allotments. Greenhouse and brick built storage

shed, outside lighting and outside tap.

**FRONT GARDEN**

Flagstone paved front garden with inset plant and shrub beds, wall to front boundary with entrance gate, central pathway leading to front door.



**FLOORPLANS & EPC TO BE INSERTED HERE**



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