

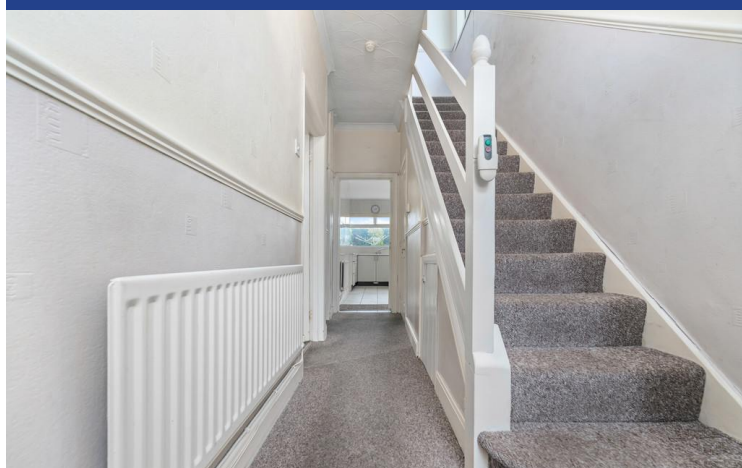
# 98 Bwlch Road, Fairwater, Cardiff, CF5 3DA



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£299,950**



Semi-Detached

3

1

2

2

# Property Description

**\*\* THREE BEDROOM TRADITIONAL SEMI DETACHED FAMILY HOME \*\* LARGE CORNER PLOT \*\* NO CHAIN \*\*** A bright and spacious, traditional three bedroom semi detached family home, located in a convenient location close to transport links and local amenities. Entrance hallway, cloakroom, bay fronted lounge, spacious rear dining and sitting room, neat fitted kitchen and large conservatory. To the first floor there are three bedrooms and a family shower room with a spiral staircase leading to the loft room. Gas central heating. Large corner plot with delightful garden. Rear driveway and garage. No chain. EPC Rating: D.

**Tenure Freehold**

**Council Tax Band D**

**Floor Area Approx 1,227 sq.ft**

**Viewing Arrangements  
Strictly by appointment**

## 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

Panelled entrance door leading to the porch with tiled flooring.

## ENTRANCE HALLWAY

Approached via a wood panelled entrance door leading to the spacious entrance hallway, staircase to first floor and radiator.

## CLOAKROOM

Comprising low level wc, wash hand basin, tiled flooring and walling to half height.

## LOUNGE

12' 9" x 10' 8" (into bay)(3.91m x 3.26m)  
A bay fronted reception with feature living flame gas fire, original wood block flooring and radiator.

## DINING AND SITTING ROOM

18' 11" x 10' 3" (5.79m x 3.13m)  
A spacious second reception with window to rear, woodblock flooring to original part of room beneath carpet and two radiators.

## KITCHEN

14' 2" x 7' 3" (4.34m x 2.22m)  
Appointed along three sides in units beneath round nosed worktop surfaces, inset 1.5 bowl stainless steel sink with side drainer, matching range of eye level wall cupboards, tiled flooring, radiator and door to conservatory. Wall mounted Worcester combi gas central heating boiler.

## CONSERVATORY

11' 5" x 11' 0" (3.49m x 3.36m)  
A spacious upvc conservatory to side, french doors to rear garden, tiled flooring.

## FIRST FLOOR

### LANDING

Approached via a quarter turning staircase leading to the central landing area, window to side and additional spiral staircase to roof space.

### BEDROOM ONE

12' 10" x 8' 2"(into bay) (3.92m x 2.51m)  
With bay fronted window overlooking the entrance approach, a range of fitted wardrobes to one side, radiator.

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## BEDROOM TWO

12' 5" x 10' 0" (3.80m x 3.05m)

Overlooking the rear garden, a second double bedroom, fitted wardrobe and radiator.

## BEDROOM THREE

7' 4" x 6' 2" (2.24m x 1.88m)

Aspect to front, laminate flooring and radiator.

## FAMILY SHOWER ROOM

7' 2" x 5' 10" (2.20m x 1.80m)

White suite comprising low level wc, wash hand basin, corner shower cubicle with triton shower, obscure glass window to rear and radiator.

## SECOND FLOOR

### LOFT ROOM

16' 2" x 11' 5" (4.94m x 3.49m)

Approached via a spiral staircase from the first floor landing leading to the spacious loft room, storage to eaves, laminate flooring and window to rear pitch.

## OUTSIDE

### REAR GARDEN

Paved patio and area of lawn, enclosed by hedgerow, access to rear driveway and garage.

### FRONT GARDEN

Pathway and lawn to front.

### GARAGE

Detached single garage with up and over access door.

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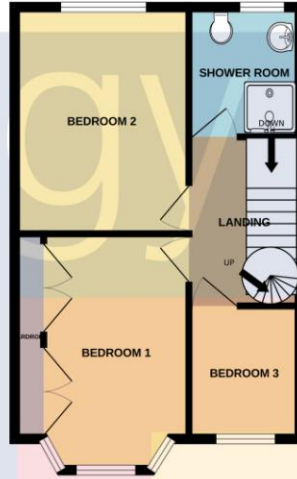


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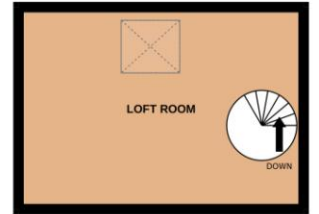
GROUND FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



2ND FLOOR  
182 sq.ft. (16.9 sq.m.) approx.



TOTAL FLOOR AREA : 1227 sq.ft. (114.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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