

3 Beechley Drive, Fairwater, Cardiff, CF5 3SF



Estate Agents and
Chartered Surveyors

Asking Price Of

£250,000



Mid Terrace Property



Property Description

**** THREE BEDROOM MID TERRACE ** SPACIOUS REAR GARDEN ** NEW KITCHEN **** A well presented, three double bedroom mid terrace family home in a convenient location being a short distance from local amenities. Spacious entrance hallway/study, utility room, recently fitted kitchen, dining room/lounge with sliding doors to rear garden. To the first floor there are three bedrooms and a family bathroom. Gas central heating. Double glazing. Spacious, enclosed rear garden. Driveway to front. EPC Rating: D

Tenure Freehold

Council Tax Band C

Floor Area Approx 977 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

Entered block paved driveway with parking for at least two vehicles to front door. Laid to lawn with mature hedge.

HALLWAY

13' 3" x 10' 7" (max)(4.06m x 3.25m)
Entered via double glazed composite front door with matching side windows into hallway. Glazed doors to lounge/diner, kitchen and utility room. Space for desk/office with uPVC double glazed obscure window to front. Laminate wood flooring. Stairs to first floor with under stair storage space. Two radiators.

UTILITY ROOM

7' 10" x 4' 10" (2.41m x 1.48m)
Fitted storage cupboard, work surfaces with space for washing machine, tumble dryer, and freezer. Laminate wood flooring.

KITCHEN

9' 10" x 8' 0" (3.00m x 2.46m)
A well presented, recently installed kitchen to include a range of base and eye level units incorporating composite sink and drainer with complementary work surfaces. Fitted electric double oven with gas hob and extractor hood over. Integrated fridge. Space for dishwasher. Tiled splash backs. Laminate wood flooring. uPVC double glazed window and external door to rear garden.

DINING ROOM

12' 7" x 9' 7" (3.86m x 2.93m)
A spacious, open-plan lounge/diner with uPVC double glazed window to front. Laminate wood flooring. Radiator.

LOUNGE

15' 4"(max) x 11' 9" (4.68m x 3.59m)
Feature gas fire with granite hearth. Laminate wood flooring. uPVC double glazed sliding patio doors to rear.

FIRST FLOOR

LANDING

Doors to three bedrooms and bathroom. Loft access.

BEDROOM ONE

12' 9" x 10' 11" (3.91m x 3.34m)
uPVC double glazed window to front. Fitted wardrobe and storage cupboard housing hot water tank. Radiator.

BEDROOM TWO

13' 4" x 10' 9" (4.08m x 3.28m)
uPVC double glazed window to rear. Radiator.

BEDROOM THREE

11' 10" x 7' 9" (3.62m x 2.37m)
uPVC double glazed window to front. Fitted wardrobe. Radiator.

BATHROOM

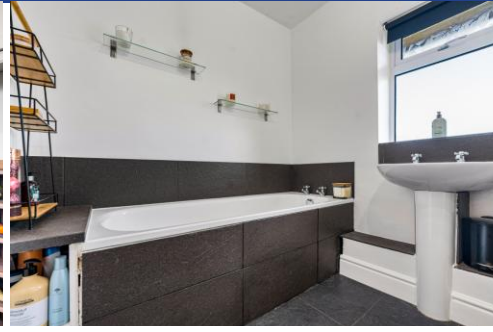
10' 2" x 6' 3" (3.10m x 1.91m)
Suite comprises low level WC, pedestal wash hand basin, fitted bath and separate shower cubicle. Tiled splash backs. Towel radiator. Extractor fan. Two uPVC double glazed obscure windows to rear.

OUTSIDE

REAR GARDEN

Mainly laid to lawn with two decked seating areas. Gravel borders with mature hedging. Boundary fence. Outside tap.

3 Beechley Drive,
Fairwater, Cardiff, CF5 3SF



3 Beechley Drive, Fairwater, Cardiff, CF5 3SF

GROUND FLOOR
486 sq.ft. (45.2 sq.m.) approx.

1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA: 977 sq.ft. (90.7 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.
Made with Metropix ©2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Radyr 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South
Glamorgan, CF15 8AA



mg.y.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.