

178 Keyston Road,

Fairwater, Cardiff, CF5 3NJ



Estate Agents and Chartered Surveyors

Asking Price Of

**£265,000**



Semi-Detached Property

3

1

2

2

# Property Description

**\*\* SEMI DETACHED \*\* THREE BEDROOMS \*\* LARGE REAR GARDEN \*\* NO CHAIN \*\*** A charming three bedroom semi detached family home in a convenient location, close to local amenities and transport links. Entrance porch, hallway, spacious lounge, dining room, utility room and doakroom. To the first floor are three bedrooms and a family bathroom. Gas central heating. Large rear garden laid mainly to lawn, lawned garden to front with long driveway to side leading to the garage. NO CHAIN. EPC Rating: D

Tenure Freehold

Council Tax Band D

Floor Area Approx 924 sq.ft.

Viewing Arrangements  
Strictly by appointment

## BEDROOM TWO

14' 7" x 8' 5" (4.45m x 2.57m)

Aspect to rear, a second double bedroom, built in wardrobe with hanging rail and shelving, radiator.

## BEDROOM THREE

9' 1" x 7' 8" (max)(2.77m x 2.36m)

Aspect to front, a good sized third bedroom, storage over staircase, radiator.

## FAMILY BATHROOM

6' 5" x 5' 6" (1.96m x 1.70m)

Comprising low level wc, wash hand basin, panelled bath with shower above, full wall tiling, obscure glass window to side and radiator.

## OUTSIDE

### REAR GARDEN

A large rear garden comprising crazy paved patio area leading onto a large area of lawn, inset plants, shrubs, conifers and mature trees to rear border, enclosed by timber fencing and gate to side.

### FRONT GARDEN

Lawn with borders of low level hedgeregrow, plants and shrubs, driveway to side leading to garage.

### GARAGE

Detached garage with double opening hinged doors.

## 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 patio doors.

## ENTRANCE HALLWAY

Approached via a wooden entrance door with obscure glass window to upper and lower part leading to the entrance hallway, window to side, under stairs storage cupboard and radiator.

## LOUNGE

14' 6" x 12' 4" (4.43m x 3.78m)

Overlooking the front garden, a good sized principal reception, feature gas fire and radiator.

## DINING ROOM

9' 10" x 8' 4" (3.02m x 2.56m)

Overlooking the delightful rear garden, opening to kitchen and radiator.

## KITCHEN

10' 11" x 7' 8" (3.33m x 2.34m)

Well appointed along three side with

units and worktops, inset stainless steel sink, space for cooker, wall tiling to splash back areas, built in pantry with shelving, window to rear, door to utility and door to dining room.

## UTILITY ROOM

8' 11" x 5' 10" (2.74m x 1.79m)

Units and worktop to one side, space for tumble dryer, obscure glass window to front, built in storage cupboard, door to rear garden, door to cloakroom and door to kitchen.

## CLOAKROOM

Comprising low level wc, obscure glass window to rear and wall mounted 'Baxi' gas central heating boiler.

## FIRST FLOOR

### LANDING

Approached via an easy rising single flight staircase leading to the central landing area, window to side and access to roof space. Airing cupboard housing the hot water cylinder.

### BEDROOM ONE

11' 11" x 10' 10" (3.64m x 3.31m)

Overlooking the front garden and entrance approach, a good sized double bedroom, wardrobe recess and radiator.



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GROUND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.

1ST FLOOR  
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.8 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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