

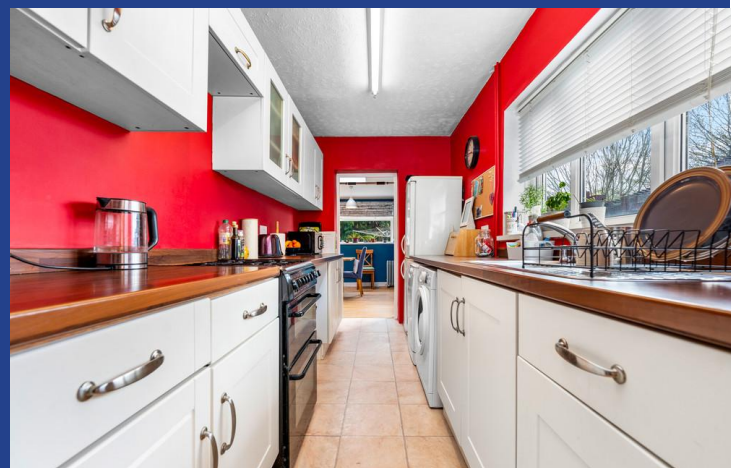
223 Bwlch Road,  
Fairwater, Cardiff, CF5 3EE



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£335,000**



Semi-Detached Property

3

1

1

2

# Property Description

**\*\* EXTENDED THREE BEDROOM SEMI DETACHED WITH LARGE REAR GARDEN**

**\*\* GARAGE \*\*** A well proportioned three bedroom semi detached family home in a popular location. Entrance porch, square hallway, bay fronted lounge, sitting and dining room, neat fitted kitchen. To the first floor are three bedrooms, a family bathroom and separate wc. Gas central heating, double glazed windows. Large lawned and paved patio rear garden. Driveway and garage.

EPC Rating: C

**Tenure Freehold**

**Council Tax Band E**

**Floor Area Approx 1,132 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

Approached via a uPVC entrance door leading to the entrance porch. Door to hallway.

## ENTRANCE HALLWAY

Approached via a wood panelled entrance door with obscured glass window to upper part, leading to the spacious entrance hallway. Staircase to first floor. Quality wood block flooring. Radiator.

## LOUNGE

13' 2" x 11' 5" (into bay)(4.03m x 3.49m)  
With bay fronted window over looking the front garden, additional window to side. Woodblock flooring. Radiator.

## SITTING/DINING ROOM

23' 6" x 16' 2" (7.17m x 4.94m)  
An open plan L-shaped sitting and dining room with french doors to the rear garden and additional door to side. Velux windows to rear pitch. Woodblock flooring to sitting area and quality laminate flooring to dining area. Two radiators.

## KITCHEN

14' 11" x 6' 4" (4.57m x 1.95m)  
Well appointed along two sides in cream panelled fronts beneath round nosed worktop surfaces. Inset stainless steel sink with side drainer. Space for slot in cooker. Matching range of eye level wall cupboards. Space for fridge freezer. Plumbing for washing machine. Plumbing for dishwasher. Window and door to side. Pantry housing the Worcester combi gas central heating boiler. Additional under stairs storage cupboard.

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## FIRST FLOOR

### LANDING

Approached via an easy rising staircase leading to the spacious first floor landing. Window to side. Access to roof space via retractable ladder.

### BEDROOM ONE

11' 6" x 10' 11" (3.51m x 3.34m)

Overlooking the front garden and entrance approach, a good sized principal bedroom. Radiator.

### BEDROOM TWO

11' 8" x 11' 3" (3.56m x 3.44m)

Overlooking the rear garden, a second double bedroom. Radiator. Built out storage cupboard with shelving.

### BEDROOM THREE

9' 3" x 8' 0" (max)(2.84m x 2.44m)

Aspect to front, built out wardrobe with hanging rail and shelving. Radiator.

### FAMILY BATHROOM

White suite comprising wash hand basin and panelled bath with shower above. Windows to side and rear. Extractor fan. Radiator.

### SEPARATE WC

Low level suite. Window to side. Radiator.

## OUTSIDE

### REAR GARDEN

A sizeable south facing rear garden with open land and train line beyond to rear. The garden comprises a large area of lawn and paved patio. Side access and door to garage.

### FRONT GARDEN

Area of lawn enclosed by low level brick wall and entrance gate. Pathway to front door. Access to side.

## DRIVEWAY

Shared enclosed entrance driveway to the right side of property when facing leading to personal driveway space in front of garage.

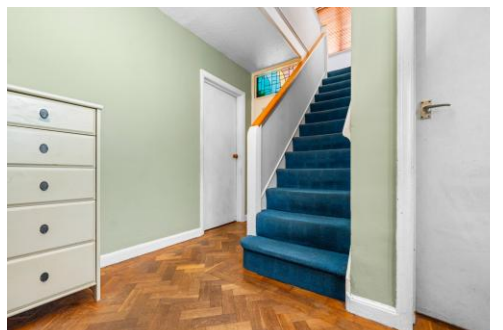
## GARAGE

Single garage with double opening doors. Please note it is the garage nearest to the property.

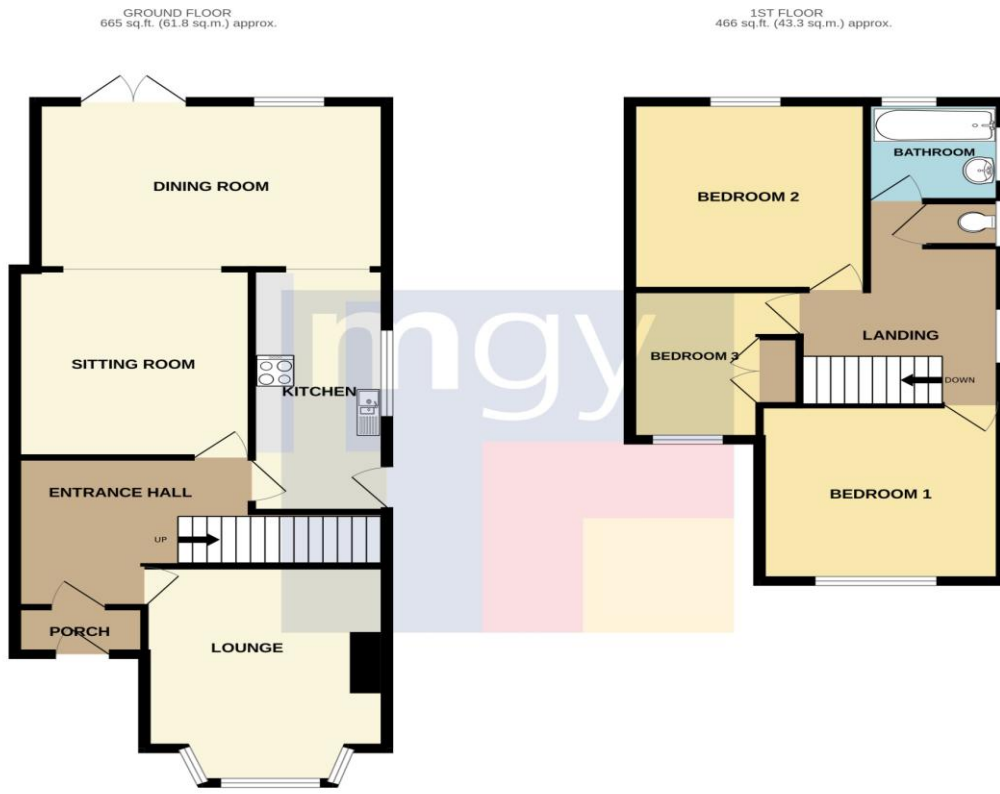
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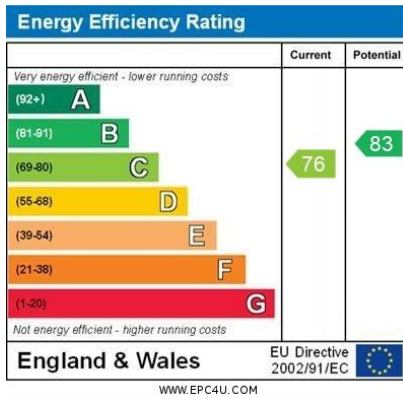
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TOTAL FLOOR AREA : 1132 sq.ft. (105.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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