

230 St. Fagans Road,  
Fairwater, Cardiff, CF5 3EX



Estate Agents and  
Chartered Surveyors

Asking Price Of

£322,500



Mid Terraced House

2

1

1

2

# Property Description

**\*\* THREE BEDROOM MID-TERRACED FAMILY HOME \*\*** A bright and spacious three bedroom mid terraced family home in a convenient location, being a short distance from transport links and local amenities. Entrance, lounge, family room, dining room, kitchen. To the first floor there are three bedrooms and family bathroom. To the second floor there is a loft room. Gas central heating. Rear landscaped garden with paved patio and artificial lawn with decked seating area.  
EPC Rating: D

**Tenure Freehold**

**Council Tax Band D**

**Floor Area Approx 1471 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

The property is situated in the popular suburb of Fairwater, close proximity to Fairwater Green, with it's shops, pharmacy, bakery 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 via block paved driveway with parking for two vehicles to front door.

## HALLWAY

11' 1" x 5' 6" (3.39m x 1.69m)  
Entered via double glazed composite front door into hallway. Door to lounge, opening to kitchen/dining/family room. Laminate wood flooring. Radiator. Stairs to first floor with under stair storage cupboard.

## LOUNGE

14' 0" x 13' 7" (4.29m x 4.16m)  
uPVC double glazed window to front. Radiator.

## FAMILY ROOM

19' 6" x 9' 6" (5.96m x 2.91m)  
An open-plan family space with opening to kitchen and dining room. Radiator. Part laminate wood flooring and carpet. Storage cupboard.

## KITCHEN

10' 10" x 8' 3" (3.31m x 2.53m)  
A modern kitchen fitted with a range of base and eye level units incorporating composite sink and drainer with complementary work surfaces. Fitted electric oven and microwave. Gas hob with extractor fan over. Space for American fridge/freezer. Utility cupboard with space for washing machine and tumble dryer. uPVC double glazed window and external door to rear garden. Vaulted ceiling with velux window to rear. Spotlights.

## DINING ROOM

8' 4" x 7' 8" (2.55m x 2.35m)  
uPVC double glazed French doors. Radiator.

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## FIRST FLOOR

### LANDING

Doors to three bedrooms and family bathroom. Stairs to first floor.

### BEDROOM ONE

12' 9" x 9' 10" (3.91m x 3.02m)  
uPVC double glazed window to front. Fitted wardrobe. Radiator.

### BEDROOM TWO

13' 3" x 9' 7" (4.05 (max)m x 2.93m)  
Fitted wardrobes to one wall. Radiator. uPVC double glazed window to rear.

### BEDROOM THREE

9' 4" x 7' 4" (2.86m x 2.24 (max)m)  
uPVC double glazed window to front. Radiator.

### BATHROOM

8' 11" x 5' 6" (2.74m x 1.69m)  
A modern, recently installed suite to include low level WC, vanity enclosed wash hand basin and walk-in shower with rainfall shower head and separate attachment. Tiled splash backs and flooring. Ladder radiator. Spotlights. uPVC double glazed window to rear. Cupboard housing gas central heating boiler.

## SECOND FLOOR

### LOFT ROOM

14' 4" x 12' 0" (4.38m x 3.66 (max)m)  
Two Velux windows to rear. Two storage cupboards.

## OUTSIDE

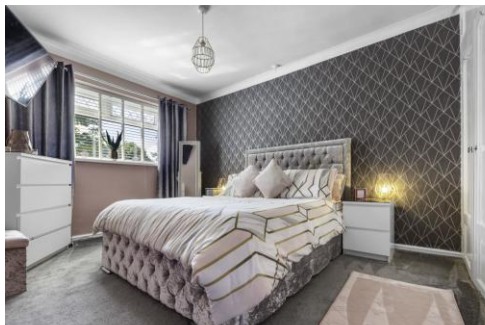
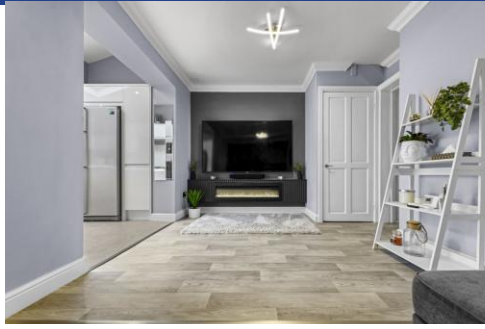
### REAR GARDEN

A landscaped rear garden to include paved patio, artificial lawn and decked seating area. Boundary fence. Garden room. External lighting and power points. Gated access to Gorse Place. Outside tap.

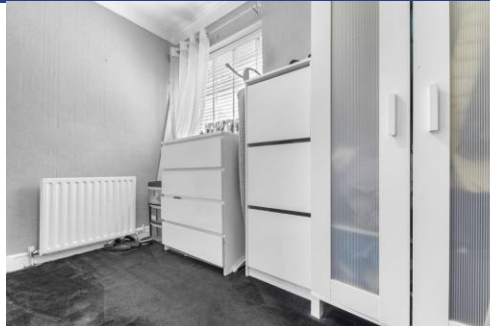
### GARDEN ROOM

12' 9" x 12' 5" (3.91m x 3.80m)  
uPVC double glazed French patio doors to front. Window to front and side.

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TOTAL FLOOR AREA : 1417 sq.ft. (131.7 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.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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