

37 Reardon Smith Court, Fairwater, Cardiff, CF5 3JD



Estate Agents and
Chartered Surveyors

Asking Price Of

£345,000



Townhouse

4

3

3

2

Property Description

**** END TERRACE FOUR BED TOWNHOUSE **
POPULAR LOCATION ** DRIVEWAY & GARAGE **** A well presented end terrace, town four bedroom house in a popular modern development being close to local amenities and transport links. Entrance hallway, ground floor shower room, study/bedroom four, utility room with door to rear garden. To the first floor is a spacious lounge with french doors opening to a Juliet balcony and a good sized kitchen and dining room. To the second floor are three further bedrooms, primary bedroom with modern ensuite shower room and there is a separate family bathroom. Gas central heating, double glazing. Low maintenance rear garden of decorative stones. Two car side by side driveway to front leading to the garage. EPC Rating: tbc

Tenure Freehold

Council Tax Band F

Floor Area Approx 1469

**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 HALLWAY

Approached via a panelled entrance door leading to the spacious entrance hallway. Staircase to first floor. Under stairs storage cupboard. Radiator.

SHOWER ROOM

Modern white suite comprising low level wc, wash hand basin, shower cubicle with tiled splashback. Obscured glass window to front. Extractor fan. Radiator.

STUDY/BEDROOM FOUR

11' 3" x 8' 6" (3.43m x 2.60m)
Overlooking the rear garden. Laminate flooring. Radiator.

UTILITY ROOM

9' 6" x 7' 10" (2.92m x 2.41m)
With units and worktops to two sides. Inset stainless steel sink with side drainer. Plumbing for washing machine. Space for tumble dryer. Tiled

splash back. Wall mounted ideal Logic gas central heating boiler. Tiled flooring. Door to rear garden. Radiator.

FIRST FLOOR

LANDING

Approached via a full turning staircase leading to the central landing area. Doors to lounge and kitchen.

LOUNGE

17' 0" x 15' 5"(max) (5.19m x 4.71m)
An excellent sized reception with french doors opening to Juliet balcony to front, additional windows to front. Laminate flooring. Radiator.

KITCHEN AND DINING ROOM

16' 11" x 14' 4"(max) (5.17m x 4.38m)
With kitchen well appointed along three sides in light woodgrain effect panelled fronts beneath round nosed worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with concealed cooker hood above and oven below. Space for fridge freezer. Plumbing for washing machine. Tiling to splash back areas. Tiled floor to kitchen. Ample space for large family dining table. Two windows to rear. Vinyl flooring to dining area. Radiator.

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SECOND FLOOR LANDING

Approached via a full turning staircase leading to the central landing area. Access to roof space including fixed loft ladders. Airing cupboard housing the hot water tank with shelving above.

BEDROOM ONE

12' 8" x 12' 5" (3.88m x 3.81m)

Overlooking the entrance approach and central green, an excellent sized primary bedroom. Radiator.

ENSUITE

7' 11" x 3' 10" (2.43m x 1.19m)

Modern fitted white suite comprising low level wc, vanity wash basin with storage below, large shower cubicle with chrome twin shower head above. Walls half tiled throughout. Tiled flooring. Extractor fan. Light up and blue tooth enabled mirror. Electric shaver point. Obscured glass window to front. Chrome heated towel rail.

BEDROOM TWO

11' 7" x 8' 7" (3.54m x 2.62m)

Aspect to rear, a second double bedroom. Radiator.

BEDROOM THREE

8' 0" x 7' 1" (2.45m x 2.18m)

Overlooking the rear garden. Built in storage cupboard. Radiator.

FAMILY BATHROOM

7' 10" x 5' 5" (2.41m x 1.66m)

Quality white suite comprising low level wc, wash hand basin, panelled bath with shower mixer tap. Tiled splash back. Extractor fan. Electric shaver point. Radiator.

OUTSIDE

REAR GARDEN

A delightful westerly facing rear garden comprising paved patio leading onto an area of decorative stones. Beds of plants and shrubs. Enclosed to two sides with brick wall and further boundary of timber fencing. Side gate access. Outside light. Outside tap.

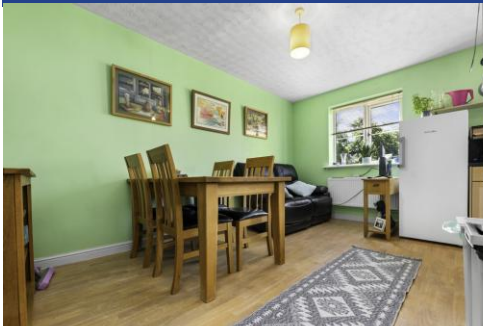
FRONT GARDEN

Two car side by side driveway to front and paved pathway to front door.

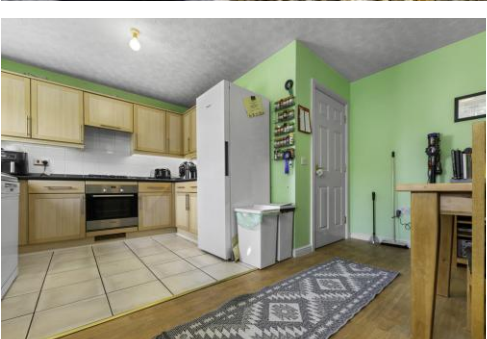
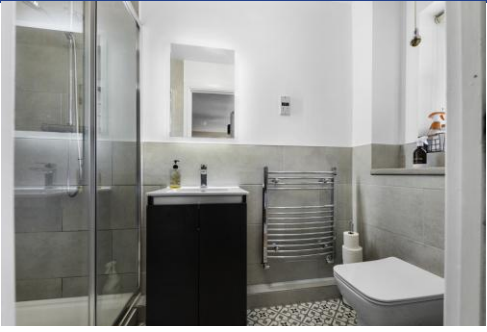
GARAGE

With up and over access door. Power and lighting. Cold water tap.

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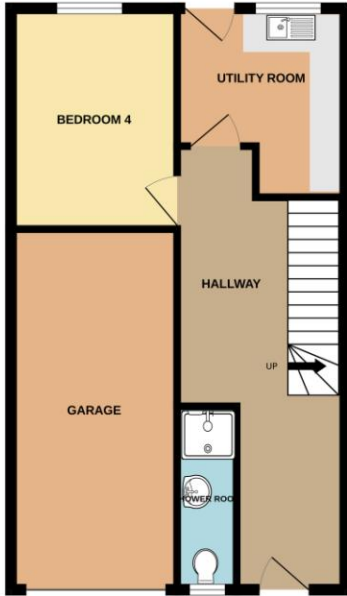


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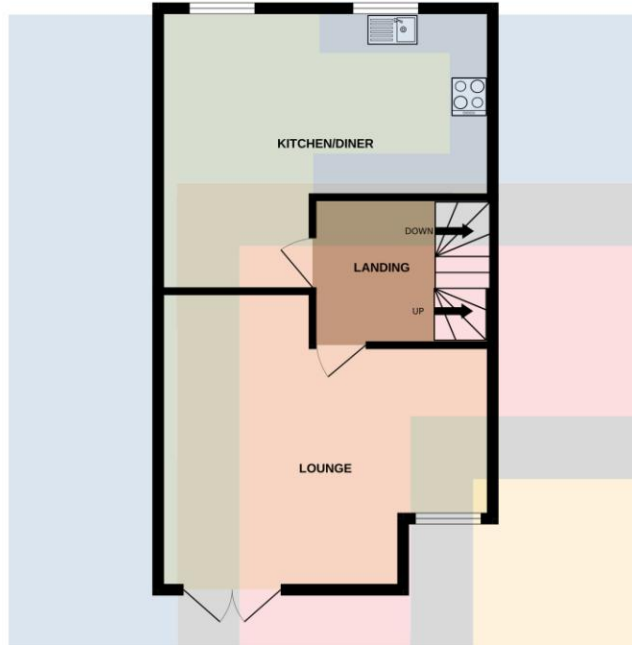


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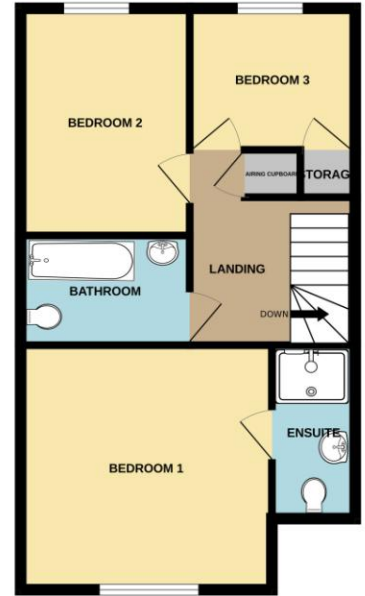
GROUND FLOOR
500 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



2ND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1469 sq.ft. (136.5 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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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