

10 Bracken Place,

Fairwater, Cardiff, CF5 3LR



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£275,000



Semi-Detached House

3

1

2

1

Property Description

**** MODERN THREE BEDROOM SEMI-DETACHED HOME ** FULLY REFURBISHED ** LANDSCAPED GARDEN ** NO CHAIN **** A fully refurbished three bedroom semi-detached property situated in the popular area of Fairwater. The accommodation briefly comprises entrance hallway, lounge, open-plan kitchen/diner and WC. To the first floor are three bedrooms and modern bathroom. Garden to front and landscaped garden with two brick-built storage sheds to rear, with access to rear lane. EPC: TBC

Tenure Freehold

Council Tax Band D

Floor Area Approx 929 sq.ft.

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is within close proximity to local shops, amenities and three primary schools. Pentrebane village and nearby Fairwater both offer a variety of shops including a café. Excellent public transport links to Cardiff City Centre.

ENTRANCE

Laid to lawn with paved pathway to side door. Gated access to rear garden.

HALLWAY

11' 6" x 6' 11" (3.53m x 2.13m)
Entered via uPVC double glazed door with matching side window into hallway. Doors to lounge, kitchen/diner and WC. Stairs to first floor. Laminate wood flooring. Column radiator.

KITCHEN/DINER

20' 4" x 11' 9" (6.21m x 3.59m)
An open-plan kitchen/diner with kitchen to include a wide range of modern base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Fitted electric Neff oven, microwave and hob with extractor hood over. Integrated fridge/freezer. Space for washing machine. Cupboard housing gas central heating boiler. Tiled splash backs. Laminate wood flooring. Radiator.

Spotlights. uPVC double glazed window and French patio doors to rear garden.

LOUNGE

13' 1" x 11' 2" (3.99m x 3.41m)
uPVC double glazed window to front overlooking the communal green. Radiator.

WC

4' 8" x 2' 6" (1.44m x 0.77m)
Low level WC with inset wash hand basin. Ladder radiator. Slate tiled flooring and splash backs. Spotlight. uPVC double glazed window to side.

FIRST FLOOR

LANDING

Full height uPVC double glazed window to side. Doors to three bedrooms and bathroom.

BEDROOM ONE

13' 2" x 11' 1" (4.02m (max) x 3.38m)
uPVC double glazed window to front. Radiator.

BEDROOM TWO

11' 11" x 11' 3" (3.64m x 3.44m)
uPVC double glazed window to rear. Radiator.

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BEDROOM THREE

8' 10" x 8' 3" (2.71m x 2.53m)

uPVC double glazed window to front. Radiator.

BATHROOM

6' 5" x 5' 7" (1.98m x 1.72m)

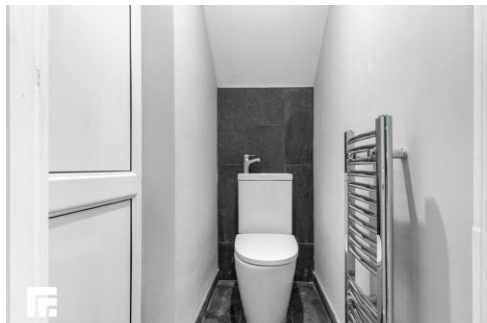
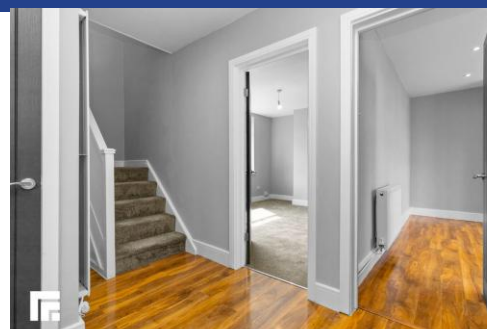
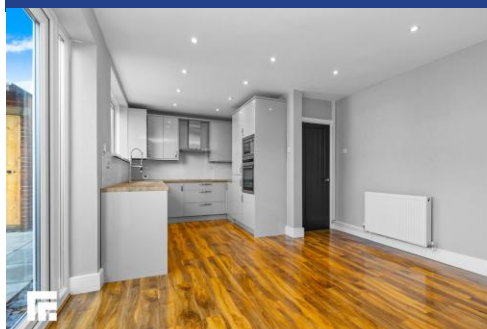
A stylish suite comprising low level WC, vanity enclosed wash hand basin and panelled P-bath with mixer shower over and glass screen. Slate tiled flooring, tiled splash backs. Ladder radiator. Spotlights. uPVC double glazed window to side.

OUTSIDE

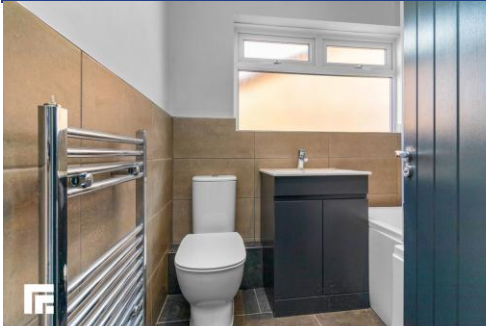
REAR GARDEN

Landscaped with artificial lawn, railway sleepers and paved patio. Slate chip borders. Two outbuildings/sheds. Gated access to rear lane. External power points, lighting and water tap.

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GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.

1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 929 sq.ft. (86.3 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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EPC GRAPH HERE

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