



8 Cherry Close, Cardiff
Cardiff

£425,000

fortis



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Set in what is arguably the most sought-after cul-de-sac location in Fairwater and Backing onto Ashcroft woods is this fantastic four bedroom family home.

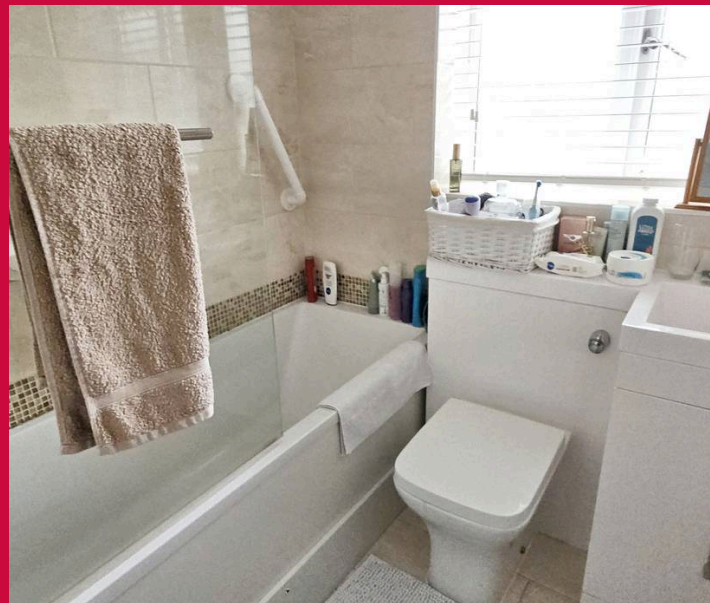
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Extended Family Home
- Sought-after Location
- Four Bedrooms
- Two Bathrooms
- Potential For Self Contained Annex
- No Chain



Entrance Porch

Accessed via composite front door, double glazed side aspect window, ceiling spot lights, wood effect flooring, radiator, door to:

Hallway

Stairs to the first floor, ceiling light point, radiator, doors to:

Lounge

A good sized lounge with double glazed front aspect window, ceiling spot lights, coved ceiling, radiator.

Kitchen / Diner

A well planned room offering the perfect family arrangement with a beautifully fitted kitchen fitted with a range of wall and base level cupboard and drawer units with solid wood work surfaces over and matching upstands, inset Belfast style ceramic sink with tiled splashback, space for range style double oven with extractor above, wood effect flooring, ceiling spotlights, folding double glazed doors to garden.

Snug

A cozy room, open to the kitchen / dining room with built in feature fireplace and log burner, corner TV shelf, radiator, recessed ceiling light point.

Rear lobby / utility space

Side aspect double glazed window, ceiling light point, door to the rear garden, space and plumbing for washing machine, shower cubicle, wall mounted panel radiator.

Front utility / storage area

Wood effect flooring, ceiling light point, radiator, space for fridge freezer, door to:

Bedroom Four

A ground floor bedroom which could also serve as an office, double glazed front aspect window, ceiling light point, radiator.

Guest WC

A well appointed room fitted with a low level WC, wash hand basin, ceiling light point, wood effect flooring, radiator.





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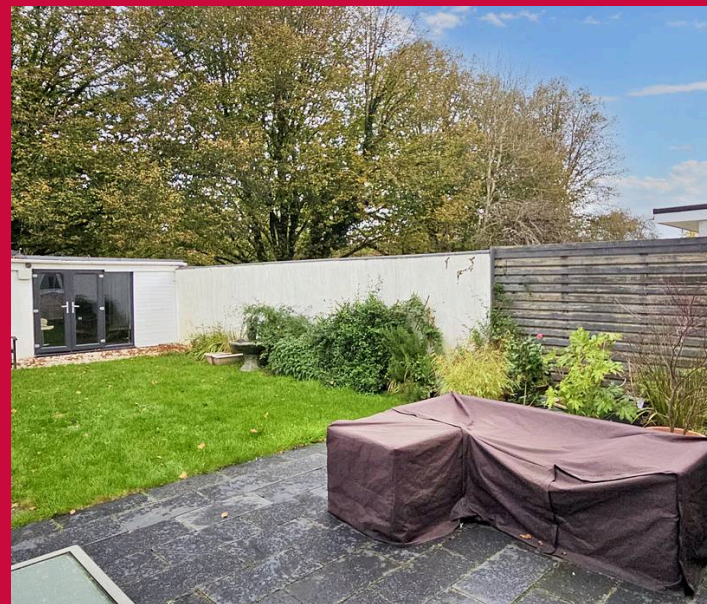
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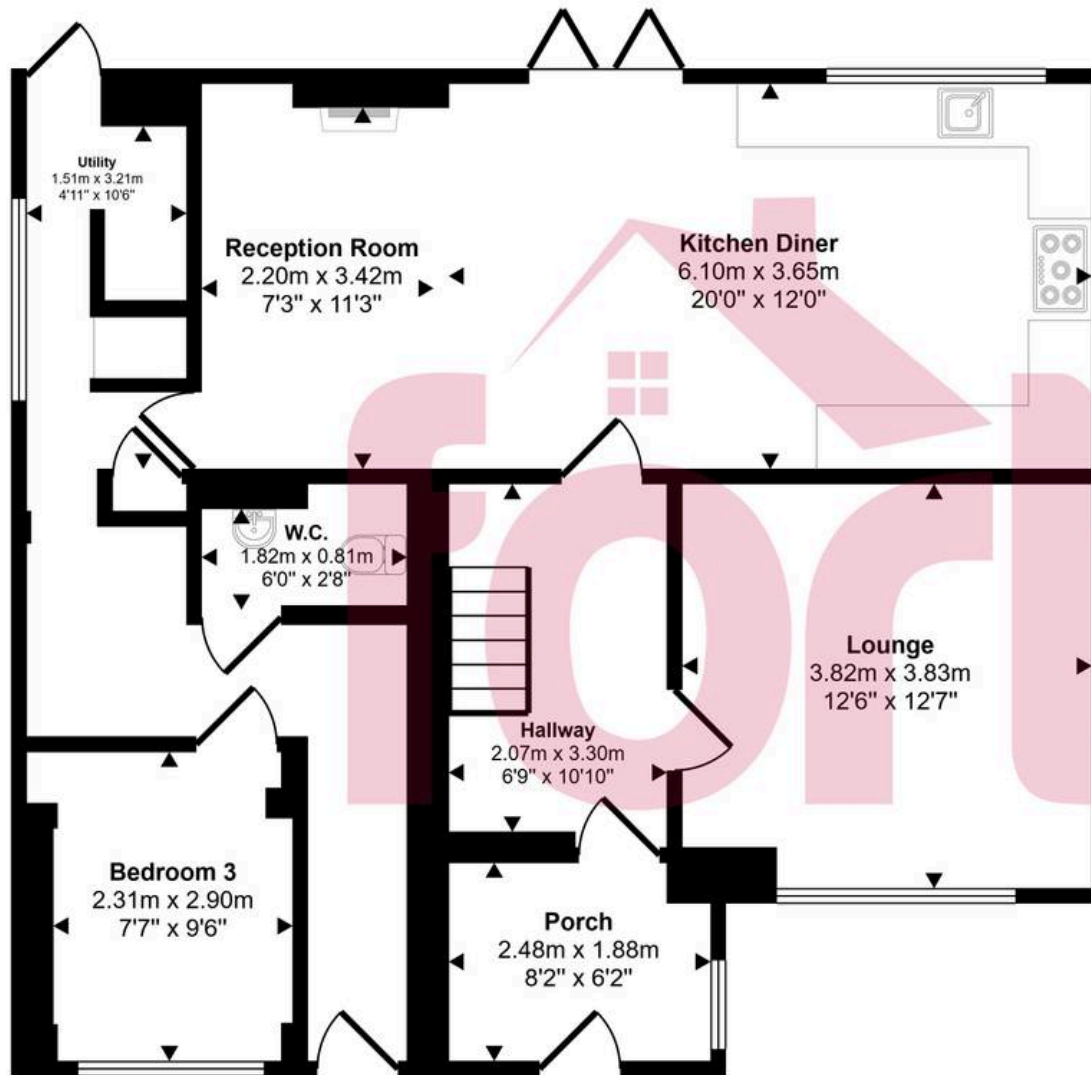
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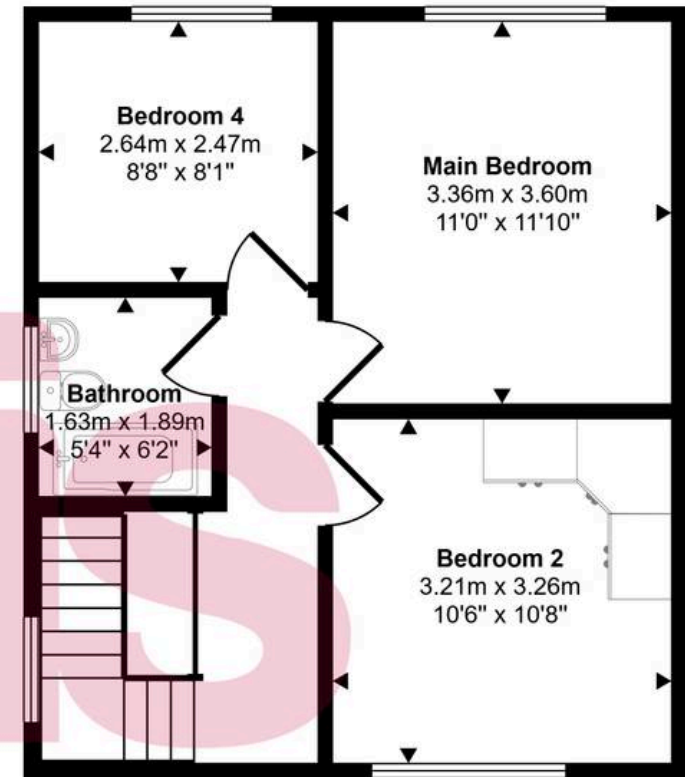
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Approx Gross Internal Area
130 sq m / 1396 sq ft



Ground Floor
Approx 87 sq m / 937 sq ft



First Floor
Approx 43 sq m / 459 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

GARDEN

The rear garden is mainly laid to lawn with patio and decked areas surrounding a large timber gazebo. To the rear of the garden is a secure wood storage area and outbuilding with storage. A summer house / games room / bar makes it perfect for entertaining. Backing onto Ashcroft woods affords you a high degree of privacy and seclusion and there is access to the woods via the storage shed.

DRIVEWAY

4 Parking Spaces

To the front of the property is a driveway for several cars and a large area of lawn which sets the house back from the close.

