



23 FAIRFAX ROAD
RHIWBINA
CARDIFF CF14 4SG

GUIDE PRICE

£289,000



SEMI-DETACHED HOUSE



3



1



1



2

MGY are pleased to offer for sale this 3 bedroom semi detached house in the popular and convenient area of Rhiwbina. The accommodation comprises porch with store room off, door to entrance / dining room, lounge, kitchen, 3 bedrooms and bathroom. Driveway to front and rear garden.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 753 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

15' 2" x 14' 5" (4.63m x 4.40m)
2 double glazed windows to front. Radiator. Laminate flooring. Fire surround.

KITCHEN

10' 2" x 7' 4" (3.10m x 2.26m)
Double glazed uPVC window to rear. Door to store room. Vinyl flooring. Modern cream base and wall units with work surfaces incorporating composite sink unit with mixer tap. Built in double oven / grill. Space for American style fridge / freezer. Space for dishwasher.

FIRST FLOOR

FIRST FLOOR LANDING

Stairs. Window to rear. Loft hatch. Picture rail.

BATHROOM

4' 9" x 7' 6" (1.46m x 2.30m)
Obscured double glazed uPVC window to side. Bath with mixer tap and electric shower over. Pedestal wash hand basin with mixer tap. WC. Chrome heated towel rail. Tiled walls.

BEDROOM ONE

12' 7" x 8' 6" (3.84m x 2.61m)
Double glazed uPVC window to front. Laminate flooring. Radiator.

BEDROOM TWO

10' 7" x 6' 11" (3.25 m x 2.12m)
Window to rear. Radiator. Laminate flooring.

BEDROOM THREE

9' 9" x 6' 3" (2.98m x 1.91m)
Double glazed uPVC window to front. Laminate flooring.

LOCATION

The property is located in the sought after area of Rhiwbina. A stone's throw from Hill Snook Park and Birchgrove train station which is a few minutes journey into central Cardiff. Regular bus service also to the city centre. Well regarded schools at all levels in the area.

DESCRIPTION

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PORCH

Entered via double glazed uPVC door with obscured double glazed window to side. Tiled floor. Glazed wooden door to entrance / reception area. Door to store room.

STORE ROOM

11' 8" x 6' 5" (3.56m x 1.98m)
Obscured double glazed uPVC door to rear garden. Obscured double glazed window to rear. Door to kitchen.

ENTRANCE HALL/RECEPTION AREA

15' 1" x 9' 5" (4.62m x 2.88m)
Stairs to first floor. Window to rear. Storage cupboard. Radiator. Laminate flooring. Space for dining table and chairs.

LOUNGE



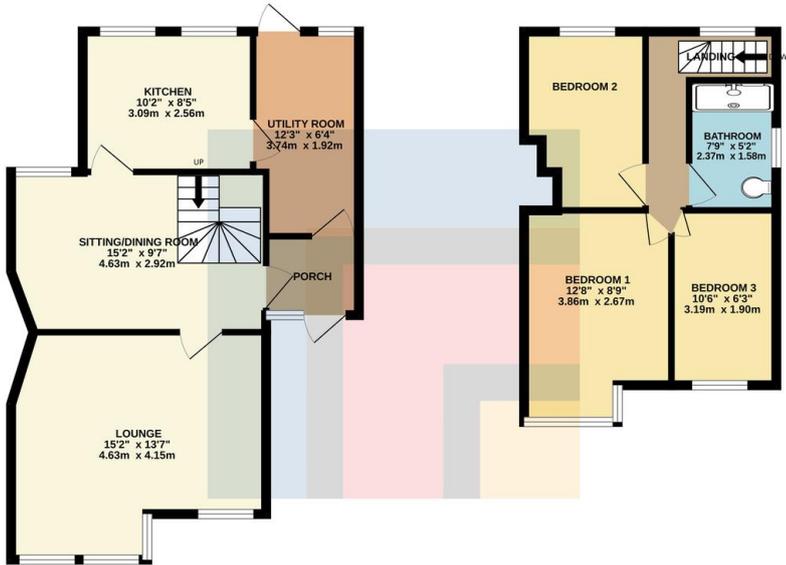
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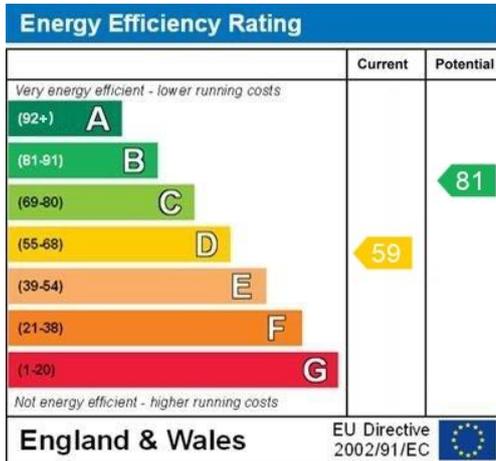
GROUND FLOOR
513 sq.ft. (47.7 sq.m.) approx.

1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA: 837 sq.ft. (77.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, 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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BIRCHGROVE 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG



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