



2 CAMELIA COURT
WATERHALL ROAD
CARDIFF CF5 3LW

ASKING PRICE OF
£395,000



DETACHED HOUSE



4



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**** FOUR BEDROOM DETACHED ** WEST FACING REAR GARDEN ** DETACHED GARAGE ** NO CHAIN **** A bright and spacious four bedroom detached family home in a convenient location, close to transport links and local amenities. Spacious entrance hallway with storage cupboard, cloakroom, large lounge with patio doors to the conservatory, kitchen and dining room with door to side lobby. To the first floor are four bedrooms, primary bedroom with ensuite shower room and there is a separate family bathroom. Gas central heating. Double glazing. West facing, paved patio and lawned rear garden. Driveway to front and detached single garage. EPC Rating: tbc

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1259 SQ FT

VIEWING: 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 uPVC entrance door with double glazed windows to upper part and either side, leading to the spacious entrance hallway. Understairs storage cupboard. Radiator.

CLOAKROOM

Modern white suite comprising low level wc and wash hand basin. Obscured glass window to side. Radiator.

SITTING/PLAY ROOM

12' 2" x 8' 5" (3.72m x 2.57m)

Overlooking the lawned front garden, a versatile sitting/play room or home office. Radiator.

LOUNGE

15' 4" x 15' 1" (4.68m x 4.62m)

A good sized reception with patio doors to the conservatory and double doors to the kitchen and dining room. Radiator.

CONSERVATORY

13' 1" x 10' 5" (3.99m x 3.18m)

Large uPVC double glazed conservatory overlooking the rear garden. French doors leading to the patio. Radiator.

KITCHEN AND DINING ROOM

22' 2" x 8' 8" (6.76m x 2.66m)

A spacious kitchen and diner with windows to front and rear. Double doors to lounge. Door to hallway. Door to side lobby. Kitchen well appointed along three sides in woodgrain effect finish units beneath laminate worktop surfaces. Inset stainless steel sink with side drainer. Inset four ring gas hob with oven below. Matching range of eye level wall cupboards. Tiled splash back. Plumbing for dishwasher and washing machine. Tiled flooring. Ample space for large family dining table.

SIDE LOBBY

With uPVC doors to front and rear. Doors to kitchen and garage.

FIRST FLOOR

LANDING

Approached via an east rising staircase leading to the central landing area. Access to roof space.

BEDROOM ONE

13' 4" x 10' 6" (4.07m x 3.22m)

Overlooking the delightful rear garden, a good sized primary bedroom. Radiator. Door to ensuite.

ENSUITE SHOWER ROOM

5' 4" x 4' 9" (1.64m x 1.46m)

White suite comprising low level wc, wash hand basin and corner shower cubicle. Acrylic splash back and wall tiling. Obscured glass window to side. Heated towel rail. Recessed spot lights.

BEDROOM TWO

10' 7" x 10' 5" (3.23m x 3.19m)

Overlooking the lawned rear garden, a second double bedroom. Cupboard housing the hot water cylinder. Radiator.

BEDROOM THREE

11' 2" x 6' 9" (3.42m x 2.08m)

Overlooking the entrance approach, a good sized third bedroom. Radiator.



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BEDROOM FOUR

8' 5" x 7' 8" (2.57m x 2.35m)

Aspect to front. Over-stairs wardrobe. Radiator.

FAMILY BATHROOM

8' 1" x 4' 9" (2.47m x 1.47m)

White suite comprising low level wc, wash hand basin and panelled bath with chrome shower above. Full wall tiling. Radiator.

OUTSIDE

REAR GARDEN

A delightful west facing rear garden comprising paved patio leading onto a large area of lawn. Variety of inset shrubs and maturing trees.

FRONT GARDEN

Lawned front garden and paved pathway to front door. Conifer hedgerow to front boundary.

DRIVEWAY

Two car side by side driveway.

GARAGE

19' 2" x 9' 3" (5.86m x 2.83m)

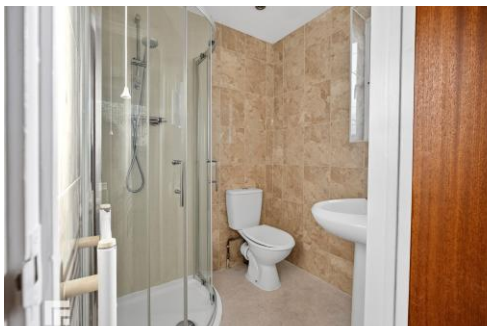
Detached single garage with up and over access door. Power and lighting. Window to rear.



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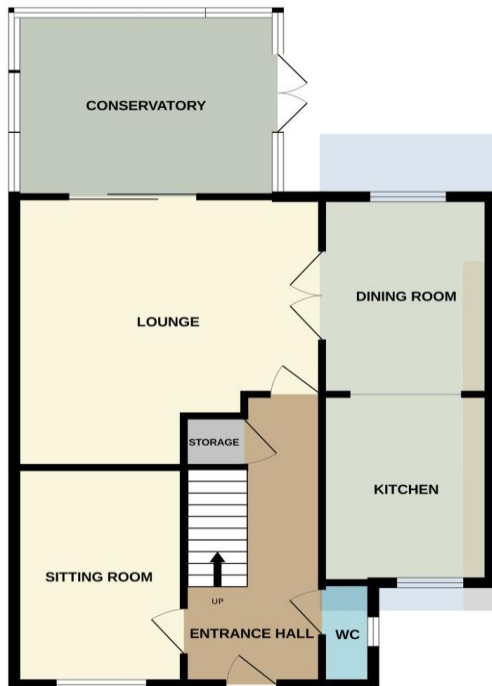


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GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1259 sq.ft. (117.0 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		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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