



10 KEYSTON ROAD  
FAIRWATER  
CARDIFF CF5 3NG

ASKING PRICE OF

**£325,000**



## END TERRACED HOUSE



**3**



**2**



**3**



**2**

**\*\*END-TERRACED PROPERTY\*\*THREE BEDROOMS\*\*SOUTH-FACING GARDEN\*\*  
BRICK BUILT STORAGE\*\*** A beautifully presented three bedroom property in the sought after area of Fairwater. Porch, entrance hallway, lounge, kitchen/dining room and additional room currently used as an office. To the first floor; Principal bedroom with dressing room, a second double bedroom with en-suite, family bathroom and third double bedroom. Well maintained rear garden. Brick built storage. EPC Rating: TBC

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: C**

**FLOOR AREA APPROX: TBC**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **KITCHEN/DINER**

17' 5" x 9' 8" (5.31m x 2.97m)

A modern kitchen with a range of matching white high-gloss base and eye level units appointed along two sides below worksurfaces. An additional breakfast bar attached. Quarter tiling to splash back areas. Inset stainless steel sink with side drainer and mixer tap. Inset four ring induction hob above electric oven and grill with chrome extractor. Integrated washing machine and dishwasher. Fridge freezer to stay. Ample space for dining table and chairs, and additional playroom. Tiled floors. Two windows to rear. Double French doors to garden. Worcester Combi boiler. Door to pantry. Radiators.

#### **FIRST FLOOR**

##### **LANDING**

Approached via easy rising staircase. Doors to all bedrooms and bathroom. Landing storage cupboard. Loft access.

##### **BEDROOM ONE**

13' 8" x 10' 5" (4.19m x 3.20m)

A good sized primary bedroom with exceptionally high ceilings. Window to rear. Door leading to dressing room. Radiator.

##### **DRESSING ROOM**

8' 0" x 5' 4" (2.44m x 1.65m)

A large dressing room with floor to ceiling storage and hanging rails. Overlooking front.

##### **BEDROOM TWO**

14' 4" x 9' 10" (4.39m x 3.02m)

A double bedroom with built in storage and window to front. Radiator. Access to En-Suite.

##### **ENSUITE**

A modern white suite comprising of a low level wc, vanity wash hand basin with storage below and chrome mixer tap. Walk in shower with glass shower screen. Full tiled walls and floor. Chrome heated towel rail. Obscured glass window to front.



**M G Y . C O . U K**

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## **BEDROOM THREE**

11' 1" x 8' 7" (3.38 maxm x 2.64m)

Another double bedroom with built in storage. Radiator.

Window to rear.

## **FAMILY BATHROOM**

A stunning, contemporary fitted bathroom with a three piece suite comprising of a panel bath with over head twin shower head. Enclosed cistem W.C and wall mounted wash hand basin with vanity unit, tiled flooring and fully tiled walls.

Heated towel rail. Obscured glass window to rear. Recessed spotlights.

## **OUTSIDE**

### **REAR GARDEN**

A larger than average south facing rear garden prefect for a growing family with an area laid with patio and fixed pergola providing a perfect place for garden furniture, a large area is laid to lawn with a paved access to the brick built storage shed at the rear.

### **FRONT GARDEN**

The property is set back from the road with off street parking for multiple for cars with access to the rear garden.

### **STORAGE SHED**

Brick built storage shed at the rear with electrical points, lights and wifi connection.



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EPC AND FLOORPLAN TO FOLLOW

**RADYR 029 2084 2124**

Radyr, 6 Station Road, Radyr, Cardiff, South  
Glamorgan, CF15 8AA



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