



10 COSHESTON ROAD
FAIRWATER
CARDIFF CF5 3NR

ASKING PRICE OF
£299,950



SEMI-DETACHED HOUSE



3



1



2



1

**** SEMI DETACHED PROPERTY ** THREE BEDROOMS ** LARGE GARDEN **** A well presented three bedroom property in the sought after area of fairwater. The property comprises of entrance hallway, lounge, modern kitchen, utility, cloakroom. Yo the first floor; principal bedroom with built in storage, a second double bedroom, third bedroom and family bathroom. To second floor; an additional loft room currently used as a play room. Well maintained large rear garden with wooden outhouse with electricity. Parking for two cars. EPC Rating: D

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: TBC

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

The property is situated in the popular suburb of Fairwater with a variety of local amenities. Fifteen minute walk to Llandaff. 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 keyblock paved driveway to upvc double glazed front door with obscured glass window to side leading to hallway. Window to side. Laminate flooring. Understair storage. Radiator.

LOUNGE

14' 6" x 10' 11" (4.44m x 3.33m)
A lovely sized lounge with upvc double glazed windows overlooking the front entrance approach. Electric fireplace. Radiator.

KITCHEN/DINER

21' 3" x 9' 6" (6.48m x 2.91m)
A beautifully presented modern Wren kitchen appointed along two sides with a range of base and eye level shaker style front units with brass handles below laminate worktops. Side island/breakfast bar with storage below laminate worktops. Room for four stools. Inset ceramic sink with brass mixer tap. Four ring induction hob with integrated extractor fan. Integrated dishwasher and electric oven. LVL flooring. Double glazed upvc window overlooking the rear garden. Double French doors leading to garden. Space for dining table. Space for American fridge freezer. Door to utility. Recessed spotlights. Radiator.

UTILITY ROOM

7' 6" x 8' 3" (2.31m x 2.54m)
Eye level units appointed along one side. Space for separate washing machine and dryer below laminate worktops. Tiled splashback. Worcester combi boiler. Doors to front and rear. Door to wc. Radiator.

WC

White suite comprising of low level wc, wash hand basin. Obscured glass window to front. Fully tiled walls and flooring. Radiator.

FIRST FLOOR

LANDING

Approached via easy rising staircase leading to central landing area. Doors to all rooms.

BEDROOM ONE

11' 0" x 10' 11" (3.37m x 3.35m)
A good sized primary bedroom with upvc double glazed window overlooking the front entrance approach. Built in wardrobes appointed along one side. Radiator.

BEDROOM TWO

14' 2" x 9' 11" (4.34m x 3.04m)
A good sized second bedroom overlooking the rear garden. Built in wardrobes. Radiator.

BEDROOM THREE

9' 4" x 7' 10" (2.87m x 2.41m)
Overlooking the front. Built in wardrobe. Built in bed with storage below. Radiator.

FAMILY BATHROOM

6' 10" x 5' 6" (2.09m x 1.68m)
A white suite comprising of low level wc, hand wash basin, panelled bath with electric overhead shower head. Full wall tiling. Tiled floors. Obscured glass window to side. Chrome heated towel rail.

SECOND ROOM

LOFT ROOM

14' 1" x 8' 2" (4.31m x 2.50m)
A good sized space with cupboards for storage in the eaves. Velux window to front. Radiator.

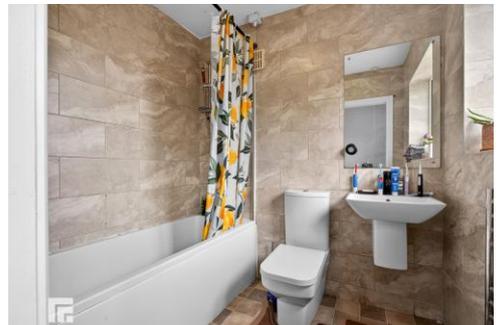
OUTSIDE

REAR GARDEN

An excellent sized rear garden enclosed by feather edged fencing. Approached via double French doors to decking with stairs down to a large area of lawn. An area of patio to the rear. Wooden shed with power. Outside lights are electric and plugged in. Outside power sockets. Outside tap.



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FLOORPLAN TO FOLLOW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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