



10 CLOS Y FAENOR

CARDIFF CF5 2FA

ASKING PRICE OF

**£315,000**



END OF TERRACE PROPERTY



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2



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**\*\* MODERN TWO BEDROOM END TERRACE FAMILY HOME \*\* SOUTH WEST FACING REAR GARDEN \*\*** A well presented, modern end terrace two bedroom & two ensuite family home. Entrance hallway with storage cupboard, cloakroom, modern fitted kitchen, lounge and diner with french doors to the rear garden. To the first floor are two double bedrooms and both have ensuite shower rooms. Gas central heating. Upvc double glazed doors and windows. Delightful south westerly facing rear garden. Long driveway. EPC Rating: B

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 688 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 composite entrance door leading to the entrance hallway. Staircase to first floor. Under stairs storage cupboard with plumbing for washing machine and extractor fan. Quality laminate flooring. Radiator. Storage cupboard.

#### CLOAKROOM

Quality white suite comprising low level wc and wash hand basin. Tiled splash back. Radiator.

#### KITCHEN

9' 6" x 6' 1" (2.92m x 1.87m)  
Well appointed along three sides in light shaker style panelled fronts beneath woodgrain effect laminate fronts. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring hob with curved glass cooker hood above. Integrated oven and grill. Integrated fridge freezer. Integrated dishwasher. Window to front.

#### LOUNGE/DINER

13' 5" x 12' 7" (4.11m x 3.84m)  
A good sized primary reception. French doors opening to the large rear garden. Quality laminate flooring. Radiator.

#### FIRST FLOOR

##### LANDING

Approached via a quarter turning staircase leading to the central landing area. Access to majority bordered roof space via a drop down ladder. Airing cupboard housing the 'Ideal Logic' combi gas central heating boiler. Radiator.

##### BEDROOM ONE

8' 10" x 8' 9" (2.71m x 2.68m)  
Overlooking the lawned rear garden, a good sized primary bedroom. A range of fitted wardrobes to one side. Radiator. Door to ensuite.

##### ENSUITE SHOWER ROOM

Quality white suite comprising low level wc, wash hand basin, shower cubicle with folding shower screen door. Tiled splash back. Electric shaver point. Extractor fan. Chrome heated towel rail.

##### BEDROOM TWO

12' 7" x 8' 2" (3.85m x 2.49m)  
With two windows to front, a second double bedroom. Large over stairs storage cupboard. Radiator. Door to ensuite.

##### ENSUITE SHOWER ROOM TWO

Quality white suite comprising low level wc, wash hand basin, shower cubicle with chrome shower above. Wall tiling to splash back areas. Electric shaver point. Extractor fan. Chrome heated towel rail.

#### OUTSIDE

##### REAR GARDEN

Enjoying a south westerly facing aspect. Paved patio leading onto a large area of lawn. Enclosed by timber fencing and brick wall. Side access. Timber shed. Outside power points. Outside tap.

##### FRONT GARDEN

Area of lawn with low level hedgerow. Paved pathway to front door. Long driveway to side. Timber gate leading to rear garden.

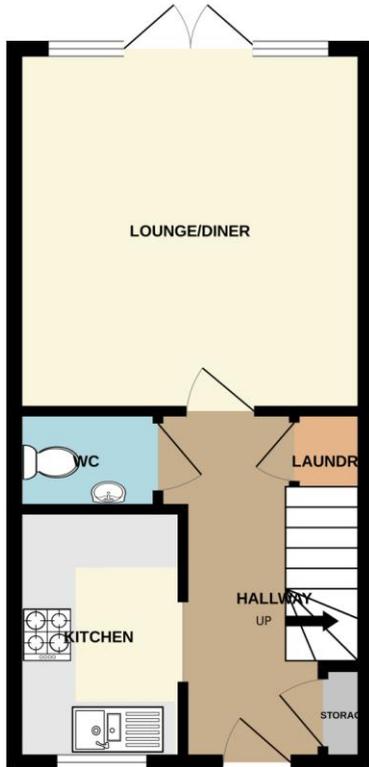


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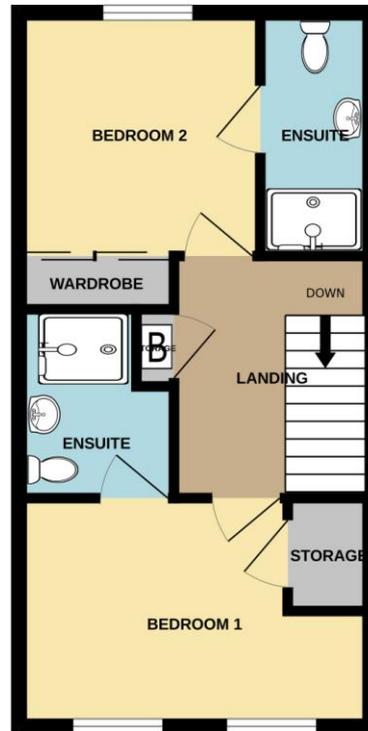


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GROUND FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (63.9 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		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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