

Cartwright Lane

Fairwater, Cardiff CF5 3DB



- EPC= E
- Three bedroom

- Mid Terrace
- lounge

- Dining room
- Fitted kitchen

NO ONGOING CHAIN ! Double bay terraced House which boasts a Good size front and Rear garden, further benefits from a Garage and Gas central heating. There are two reception rooms fitted kitchen, to the ground floor. Three bedrooms and family bathroom to the first floor.

Fairwater offers a variety of local shops, cafés and amenities, along with excellent transport links via road and rail to the city centre making it a great commuter village.

ENTRANCE

Entered via double glazed pvc French doors into porch.

PORCH

Tiled flooring. Wooden obscure glazed door and windows into entrance hall.

ENTRANCE HALL

Stairs rising to the first floor. Radiator. Wood laminate flooring. Under stairs storage area.

LOUNGE 14'04" max into bay x 11'08 into recess. (4.37m max into bay x 3.56m into recess.)

Aluminium glazed bay window to the front aspect. Radiator. Continuation of wood laminate flooring. Period fireplace. Sliding wooden glazed doors into the dining room. Radiator.

DINING ROOM 12'02" x 10'05" (3.71m x 3.18m)

Aluminium glazed window to the rear aspect. Wall mounted gas fire with back boiler. Radiator. Continuation of wood laminate flooring. Sliding wood glazed doors from lounge area.

FITTED KITCHEN 16'05" max x 6'10" (5.00m max x 2.08m)

Fitted galley style kitchen comprising of plenty of wall and floor units with work surfaces over. Stainless steel sink and drainer with mixer tap. Tiled splash backs. Integrated oven, four ring electric hob and extractor hood over. Space and plumbing for washing machine. Space for fridge freezer. Tiled laminate flooring. Aluminium window to the side and aluminium door leading out to the rear garden. Radiator.

FIRST FLOOR

Stairs rising to first floor from entrance hall.

LANDING

Loft hatch. Doors leading to all rooms.

BEDROOM ONE 14'10" into bay x 10'07" into recess (4.52m into bay x 3.23m into recess)

Double bedroom. Aluminium bay window to the front aspect. Radiator. Fitted storage cupboard.

BEDROOM TWO 12'11" max x 10'07" (3.94m max x 3.23m)

Double bedroom. Aluminium window to the rear aspect. Radiator. Fitted storage cupboard.

BEDROOM THREE 6'10" x 8'05" (2.08m x 2.57m)

Aluminium window to the front aspect. Radiator.

BATHROOM

Aluminium obscure glazed window to the rear aspect. Panelled bath with shower over, pedestal wash hand basin and low level w/c. Partly tiled walls. Cupboard housing hot water tank. Shaver point.. Radiator.



OUTSIDE

OUT HOUSE

Outside w/c and separate outhouse with power.

REAR GARDEN

Enclosed rear garden with timber frame fencing. Patio sitting area. Mainly laid to lawn. Steps leading up to garage with pedestrian door to side. Shrub and hedge borders. Wood chipping areas.

FRONT GARDEN

Mainly laid to lawn. A stream runs just inside gate and front boundary wall. Pathway leading to front door.

GARAGE

Single garage with power and light. Garage door to rear lane.

TENURE

We have been advised by the seller that the property is freehold.