

FOR SALE

Asking Price £280,000 Freehold



18 Wellwright Road, Fairwater, Cardiff. CF5 3ED

- NO CHAIN
- PERIOD SEMI-DETACHED
- 3 BEDROOMS
- BLOCK PAVED DRIVEWAY
- MODERN KITCHEN & BATHROOM
- PERIOD FEATURES
- OUTBUILDING
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FREEHOLD



PROPERTY DESCRIPTION

*** Asking Price £280,000 *** NO CHAIN - WELL PRESENTED PERIOD SEMI-DETACHED FAMILY HOME - DOUBLE BAY-FRONTED - SOUGHT-AFTER LOCATION - 25FT OPEN PLAN RECEPTION ROOM - L-SHAPED KITCHEN - 3 BEDROOMS - FAMILY BATHROOM SUITE - FULL WIDTH BLOCK PAVED DRIVEWAY - ENCLOSED SOUTH-WEST FACING REAR GARDEN - OUTBUILDING - FREEHOLD

MR HOMES are delighted to represent our clients in bringing to market FOR SALE with NO ONGOING CHAIN this 3-Bed period semi-detached family home, comprising in brief; Entrance Porch; Entrance Hall; Generous Open Plan Reception Room with Bay Window; L-shaped Kitchen with Breakfast Bar; Staircase to First Floor Landing; 3 Bedrooms; Family Bathroom. The property benefits from a full width block paved driveway with side access to the rear garden via timber gate. The South-Westerly facing enclosed rear garden benefits from a large decked area with the remainder of the garden laid to stone chippings with a planting area to the very rear with mature bushes and shrubs, and there is an outbuilding for storage. The property also has uPVC double glazing throughout and gas central heating powered by Ideal Independent Combi C30 boiler. Excellently located within walking distance of the shops and amenities of Fairwater Green. Tenure: Freehold EPC Rating: D Council Tax Band: E Mains Electricity and Gas. Mains Water & Sewage connected to Mains Drains. Broadband & Mobile Signal Coverage. FREE MORTGAGE ADVICE FROM INDEPENDENT SPECIALIST INFIMO LTD WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Outside Front

Block paved driveway

Entrance Porch

Accessed via uPVC front door with obscured and stained DG panels; tiled flooring; uPVC obscured DG window to side; timber door with glazed panels provides access to Entrance Hall

Entrance Hall

Original parquet flooring; radiator; under stairs cupboard housing utility meter and RCD Consumer Unit; ESi Thermostat Controller; access to Reception Rooms and Kitchen

Open Plan Reception Rooms

Original parquet flooring; 2 x decorative fire places; 2 x radiators; double doors provide access to Kitchen/Breakfast Room; bay window to front with uPVC double glazing

Kitchen

Tiled flooring; modern fitted kitchen with matching wall and base units with worktops over and tiled splash backs; breakfast bar; stainless steel sink with draining board and mixer tap; integrated 4-ring gas hob with extractor hood over; integrated Hotpoint electric fan-assisted oven; space and plumbing for washing machine; space for free-standing fridge/freezer; radiator; dual uPVC sliding patio doors provide access to Rear Garden

First Floor Landing

Laminate flooring; access to all Bedrooms and Family Bathroom; access hatch to loft; uPVC DG window to side

Bedroom 1

Laminate flooring; radiator; built-in wardrobes; bay window to front with uPVC DG

Bedroom 2

Laminate flooring; built-in wardrobes with sliding doors housing gas central heating boiler: Ideal Independent Combi C30; radiator; uPVC DG window to rear

Bedroom 3

Laminate flooring; radiator; uPVC DG window to front

Family Bathroom

Vinyl flooring; matching white suite comprising sink with stainless steel mixer tap, WC, and panelled bath with stainless steel mixer tap and electric Galaxy Aqua 3000 shower over; radiator; uPVC obscured DG window to rear

Rear Garden

Multi level timber decking area; area laid to stone chippings and stone slab stepping stones; area to rear with planting area with mature bushes and shrubs; area to side laid to concrete leading to block built storage shed with timber slatted door and single pane windows

Outbuilding

Concrete and blockwork construction; concrete



MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Driveway.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (58)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

No

Any easements, servitudes, or wayleaves? No

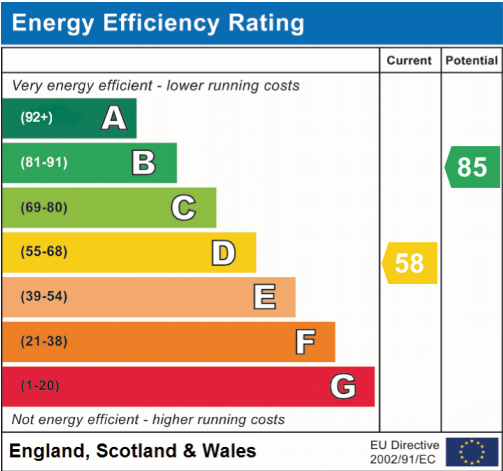
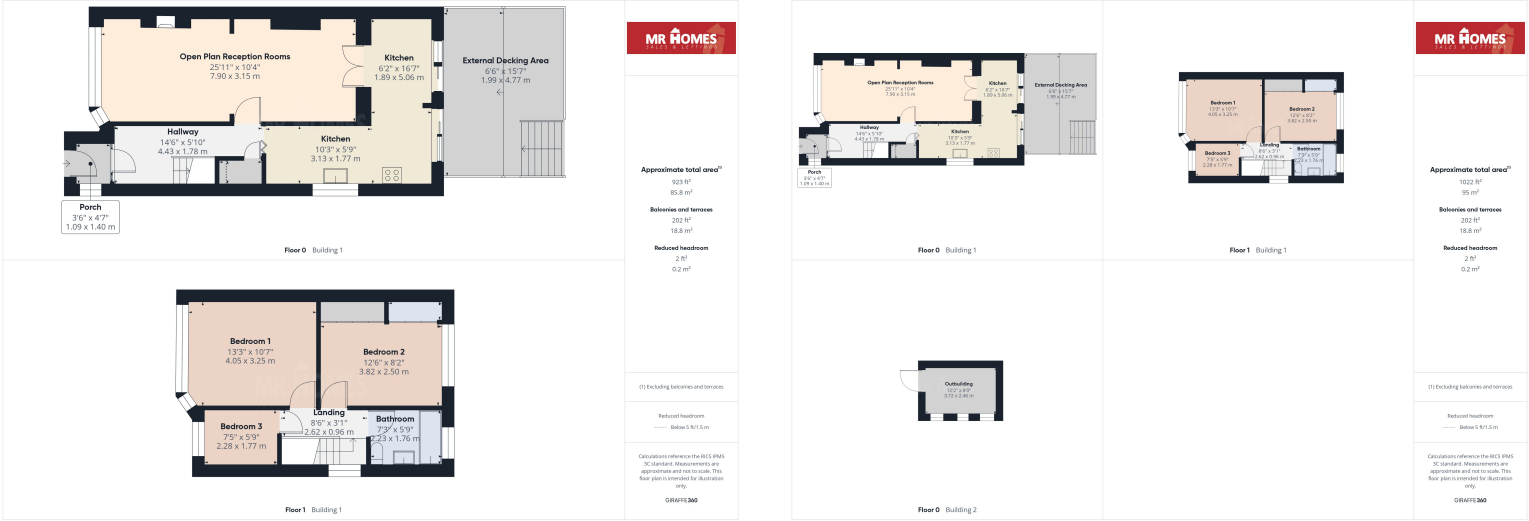
The existence of any public or private right of way? No

Mobile Signal

4G excellent data and voice, 5G great



FLOORPLAN & EPC



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