



Oakway, Fairwater, Cardiff. CF5 3EG

- *** NO CHAIN ***
- 3-BED TERRACED PROPERTY
- SPACIOUS LIVING ROOM
- DINING ROOM
- SPACIOUS KITCHEN
- DOWNSTAIRS W.C
- UPSTAIRS FAMILY BATHROOM
- UTILITY/OUTBUILDING & SHED
- SOUTH-WEST FACING REAR GARDEN
- uPVC D/G & GAS C/H with C/H CONDENSING BOILER
- TENURE: FREEHOLD.



PROPERTY DESCRIPTION

*** Guide Price: £170,000 *** NO CHAIN *** 3-BED TERRACED FAMILY HOME - YOU CAN PUT YOUR OWN STAMP ON THIS PROPERTY - 2x RECEPTION ROOMS - DOWNSTAIRS W.C - UPSTAIRS FAMILY BATHROOM - TENURE: FREEHOLD.

MR HOMES are pleased to Offer FOR SALE this 3-Bedroom Terraced Family Home, comprising in brief; Entrance Hall, Hallway, Downstairs W,c, Living Room, Dining Room, Kitchen, Staircase to the 1st Floor Landing, Bedrooms 1, 2, 3 & a Family Bathroom. The Property has Gas Central Heating Powered by a Worcester Greenstar Ri Condensing Boiler. uPVC Double Glazed Windows. EPC Rating = D. Council Tax Band = C. - 360 VR Tour
Link <https://tour.giraffe360.com/oakwayfairwater10ap>

FREE MORTGAGE ADVICE AVAILABLE - CALL 02920 204 555 - WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Hallway & Staircase to 1st Floor

9' 7" x 7' 3" (2.92m x 2.21m)

Entrance Hall

3' 0" x 2' 8" (0.91m x 0.81m)

Downstairs W.c

5' 10" x 2' 6" (1.78m x 0.76m)

Living Room

14' 3" x 10' 2" (4.34m x 3.10m)

Dining Room

8' 10" x 8' 6" (2.69m x 2.59m)

Kitchen

1st Floor Landing

9' 4" x 3' 0" (2.84m x 0.91m)

Bedroom 1

10' 7" x 10' 1" (3.23m x 3.07m)

Bedroom 2

12' 4" x 8' 3" (3.76m x 2.51m)

Bedroom 3

8' 4" x 7' 7" (2.54m x 2.31m)

Family Bathroom

7' 3" x 5' 6" (2.21m x 1.68m)

Outside Front - (Utility Room & Shed)

9' 9" x 4' 2" (2.97m x 1.27m)

2x Doors to Utility Room

Housing Worcester Greenstar

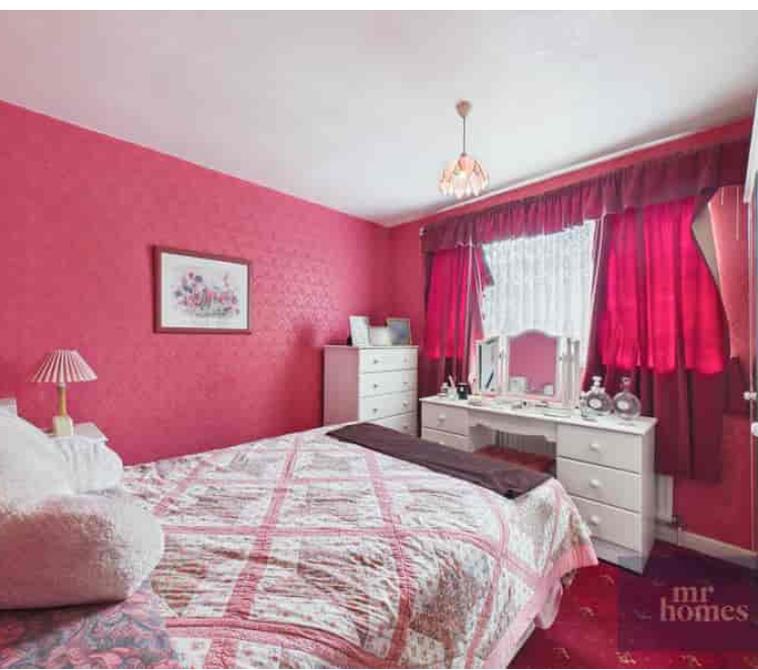
Ri Condensing Combi-Boiler

& Gas Meter.

Outside Front Terrace Garden - Enclosed

Rear Garden Enclosed - SOUTH-WEST FACING

Off-Road Parking Spaces Available



Council Tax: Band C

N/A

Parking Types: Communal.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: Cable.

Accessibility Types: None.

EPC Rating: D (64)

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

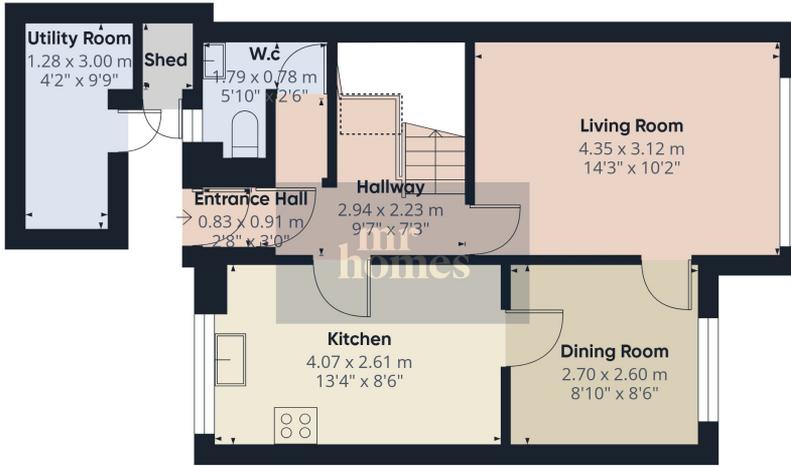
Any easements, servitudes, or wayleaves?

No

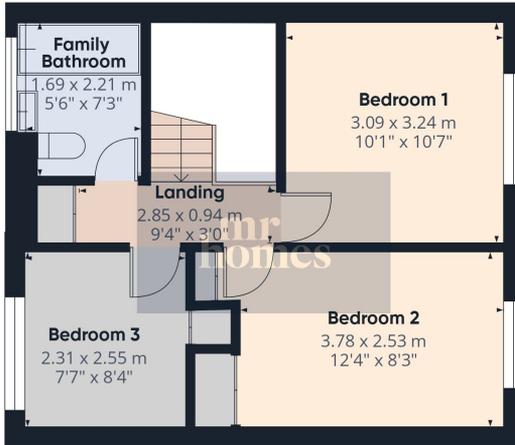
The existence of any public or private right of way? No



FLOORPLAN & EPC



Ground Floor



1st Floor



Approximate total area^m
 81 m²
 873 ft²

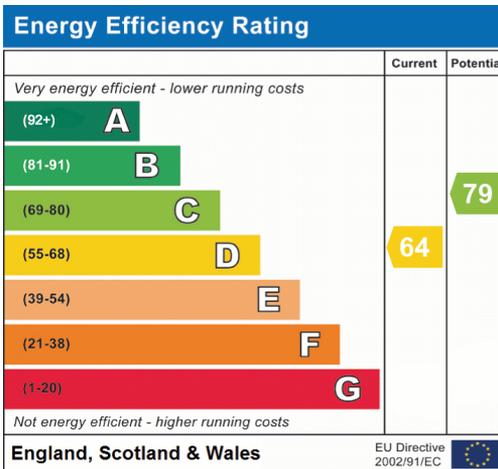
Reduced headroom
 0.5 m²
 5 ft²

(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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