

**FOR SALE**

Guide Price: £265,000 to £275,000 £265,000 Freehold



## Berry Place, Cardiff, South Glamorgan. CF5 3LQ

- 3 BEDROOMS
- MID-TERRACE
- GARAGE
- MODERN FITTED KITCHEN
- UTILITY AREA
- LUXURY FAMILY BATHROOM
- TWO RECEPTION ROOM
- GENEROUS STORAGE
- CLOSE TO FAIRWATER GREEN
- GREEN SPACES ON DOORSTEP



## PROPERTY DESCRIPTION

Welcome to this charming mid-terrace family home perfectly situated close to the vibrant Fairwater Green. This delightful property offers a wonderful blend of modern convenience and comfortable living, making it an ideal choice for growing families or professionals seeking a spacious, well-appointed residence with easy access to green spaces right on your doorstep.

Step inside to discover two inviting reception rooms that provide versatile living and entertaining spaces. Whether you're relaxing with family or hosting friends, these rooms offer plenty of natural light and a warm, welcoming atmosphere. The modern fitted kitchen is a true highlight, thoughtfully designed with sleek cabinetry, quality appliances, and a practical layout that will inspire your culinary creativity. Adjacent to the kitchen, you'll find a handy utility area, perfect for managing everyday chores while keeping the main living areas clutter-free.

Upstairs, the property boasts three generously sized bedrooms, each offering comfortable accommodation and ample storage solutions to suit your needs. The luxury family bathroom provides a stylish and relaxing environment, featuring high-end fixtures, elegant tiling, and a spacious layout that caters to both functionality and comfort.

Storage will never be an issue thanks to the property's generous built-in options throughout, ensuring your belongings can be neatly tucked away and your living spaces remain airy and organised. Additionally, the inclusion of a garage offers secure off-street parking or extra storage, a valuable asset in this sought-after location.

One of the standout benefits of this home is its proximity to beautiful green spaces, ideal for weekend strolls, outdoor play, or simply unwinding in nature. Fairwater Green is just a short walk away, providing a range of shops, cafes, and amenities that cater to your everyday needs while fostering a strong community spirit.

Located in a peaceful and friendly neighbourhood, this property combines the best of suburban tranquility with excellent transport links to nearby towns and city centres. It's perfect for buyers looking for a move-in ready home that supports a balanced, active lifestyle close to schools, parks, and local conveniences.



## ROOM DESCRIPTIONS

### Outside Front

Front garden laid to lawn; path laid to paving slabs leads to front door; storage area accessed via uPVC door with obscured DG panel

### Kitchen

9' 11" x 21' 7" (3.02m x 6.58m) Accessed via uPVC door with obscured DG panels; laminate flooring; radiator; modern fitted kitchen with matching wall and base units with worktops over forming breakfast bar; tiled splash backs; composite sink with hose tap; integrated SMEG 4-ring gas hob with extractor over; integrated Stoves electric grill and fan-assisted oven; integrated dishwasher; integrated wine fridge; space for free-standing fridge/freezer; storage cupboard; staircase rising to first floor; access to both Reception Rooms; uPVC door with obscured DG panels and matching obscured DG panels to side provides access to Rear Garden

### Living Room

13' 5" x 11' 6" (4.09m x 3.51m) Carpeted; radiator; feature fireplace with hearth and surround; uPVC DG window to front

### Dining Room

12' 8" x 9' 8" (3.86m x 2.95m) Laminate flooring; radiator; uPVC French Doors provide access to Rear Garden

### Utility Area

5' 6" x 6' 7" (1.68m x 2.01m) Accessed via uPVC door with obscured DG panel; space and plumbing for washing machine; space for tumble dryer

### First Floor Landing

9' 6" x 2' 9" (2.90m x 0.84m) Carpeted; access to all Bedrooms, WC and Family Bathroom; access hatch to loft

### Bedroom 1

12' 9" x 10' 6" (3.89m x 3.20m) Carpeted; radiator; in-built storage cupboard over stairs; uPVC DG window to front

### Bedroom 2

13' 5" x 8' 8" (4.09m x 2.64m) Carpeted; radiator; in-built wardrobes and storage cupboard; uPVC DG window to rear

### Bedroom 3

7' 9" x 11' 11" (2.36m x 3.63m) Carpeted; radiator; in-built cupboard; uPVC DG window to front

### WC

3' 0" x 6' 4" (0.91m x 1.93m) Laminate flooring; WC; uPVC obscured DG window to front

### Bathroom

6' 9" x 6' 4" (2.06m x 1.93m) Laminate flooring; fully tiled walls; ladder style radiator; vanity unit comprising sink and waterfall effect mixer tap; P-shaped panelled bath with mixer tap and mains powered shower with dual shower heads; glazed shower screen;

### Garage

9' 7" x 17' 1" (2.92m x 5.21m)

### Rear Garden

Area laid to decking; area laid to paving slabs creating path leading to rear timber gate and side personnel access to Garage via uPVC door with obscured DG panel; area laid to artificial lawn



## MATERIAL INFORMATION

**Council Tax:** Band D

N/A

**Parking Types:** Garage.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**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**

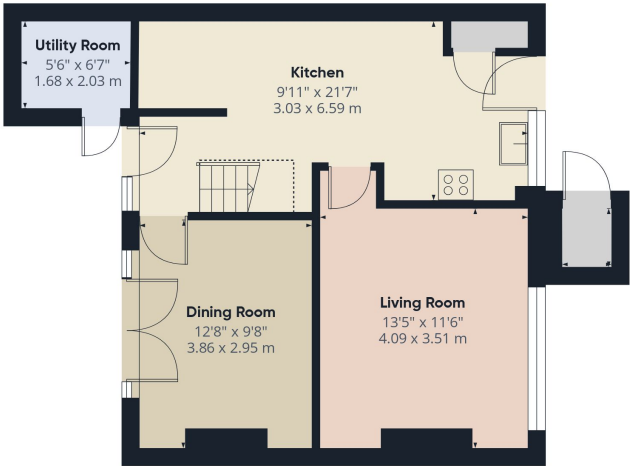
Please see Ofcom coverage checker

**Construction Type**

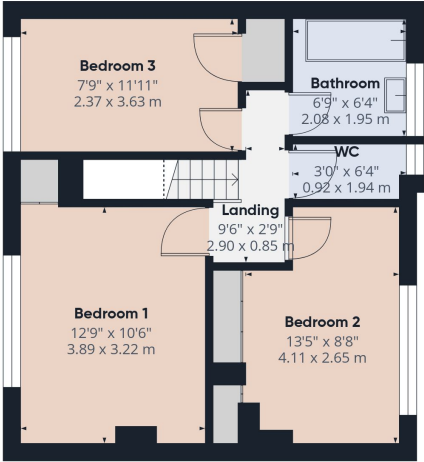
Standard



FLOORPLAN



Floor 0 Building 1



Floor 1 Building 1



Approximate total area<sup>m</sup>

1172 ft<sup>2</sup>  
108.7 m<sup>2</sup>

Reduced headroom

14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360

