

**FOR SALE**

£270,000 to £275,000 £270,000 Freehold



## 75 St. Fagans Road, Fairwater, Cardiff. CF5 3AE

- NO CHAIN - 3-BED TERRACED FAMILY HOME
- SOUTH-FACING REAR GARDEN
- DOUBLE BAY TO FRONT
- SINGLE BAY TO REAR
- LARGE KITCHEN/BREAKFAST ROOM
- OPEN-PLAN LIVING & DINING ROOM
- ATTRACTIVE LANDSCAPED SOUTH-FACING REAR GARDEN & REAR LANE ACCESS
- ENCLOSED & LOW-MAINTENANCE FRONT GARDEN
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD



## PROPERTY DESCRIPTION

\*\*\* Guide Price: £270,000 to £275,000 \*\*\* NO CHAIN - A SPACIOUS 3-BED TERRACED FAMILY HOME - DOUBLE BAY FRONTED & SINGLE BAY TO REAR - OPEN-PLAN LIVING & DINING ROOM - LARGE KITCHEN/BREAKFAST ROOM - FAMILY BATHROOM - LOW-MAINTENANCE FRONT GARDEN - ATTRACTIVELY LANDSCAPED & SOUTH-FACING REAR GARDEN (ALSO LOW-MAINTENANCE) - REAR LANE ACCESS VIA LOCKABLE GATE - uPVC D/G WINDOWS & GAS C/H - TENURE: FREEHOLD. MR HOMES are pleased to Offer FOR SALE with No Ongoing Chain this Traditionally Built 3-Bed Terraced Family Home, comprising in brief; Entrance Hallway, Open-Plan Living & Dining Rooms with Bay Windows to Front & Rear, Kitchen/Breakfast Room, Staircase to the 1st Floor Landing, Hatch to the Insulated & Boarded Loft via Attached Ladders, Bedroom 1 with Bay Window to Front & Fitted Wardrobes, Bedroom 2 with Fitted Wardrobes, Bedroom 3 & a Family Bathroom. The Enclosed Front Garden is Low-Maintenance, the South-Facing Rear Garden has been Attractively Landscaped and is also Low-Maintenance. Lockable Rear Gate Accesses the Rear Lane via Fairwater Avenue. The Property Further Benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by a Worcester Greenstar 28i Junior MK III Combi Boiler. 360 VR Tour Link > <https://tour.giraffe360.com/stfagansroad75ap> EPC Rating =C...Council Tax Band = D. Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.\*\*\*

Prime Location \*\*\* The property offers easy access to a number of local amenities, schools, parks and excellent transport links. Early Viewing Highly Recommended. Contact Us On : 02920 204 555 option 2 To submit your offer, please visit: Make an Offer ([mr-homes.co.uk](http://mr-homes.co.uk)) or call the Branch and speak to a member of the Sales Team. FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE CONTACT MR HOMES: 02920 204 555 option 4 [WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)



## ROOM DESCRIPTIONS

### Front Garden

Low Maintenance Enclosed Front Garden, Laid Stone Chippings, Patio Pathway up to Front Door, Composite Obscure D/g Door Into Entrance Hallway.

### Entrance Hallway

Fitted Carpet (With Possible Parquet or Tiled Flooring Underneath), Single Panel Radiator, Coving to Ceiling, 2 x Base Cupboards, 1 housing Electric Meter and 1 Housing Gas Meter, Understair Storage Cupboard, Door to Living Room and Kitchen/Breakfast Room.,

### Living Room

Fitted Carpet (With Parquet Flooring Underneath), uPVC D/g Bay Window to Front, Single Panel Radiator, Coving to Ceiling, Open-Plan to Sitting Room/2nd Reception Room.

### Sitting Room/2nd Reception Room

Fitted Carpet (With Parquet Flooring Underneath), uPVC D/g Bay Window to Rear, Single Panel Radiator, Electric Feature Fireplace, Doorway Into Entrance Hallway (Boarded Up).

### Kitchen/Breakfast Room

Tiled Flooring, Wall & Base Units, Work Surface Over, Tiled Splashbacks, 2 x uPVC D/g Windows to Side & Rear, Stainless Steel Sink And Drainer With Mixer Tap, Space for Freestanding Gas Cooker, Plumbed for Washing Machine, Space for Tumble Dryer and/or Tall Fridge Freezer, Double Panel Radiator, Coving to Ceiling, Composite Half Glazed Obscure D/g Door to Rear Garden, Wall Mounted Worcester Greenstar 28i Junior Combi MK III Combi Boiler.

### Stairs/First Floor Landing

Fitted Carpet, Hatch to Insulated and Boarded Loft With Attached Ladders, Doors Leading to Bedroom 1, Bedroom 2, Bedroom 3 & Family Bathroom.

### Bedroom 1

Fitted Carpet, uPVC D/g Bay Window to Front, Single Panel Radiator, Coving to Ceiling, Fitted Wardrobes with Hanging Rails and Fixed Shelving.

### Bedroom 2

Fitted Carpet, uPVC D/g Window to Rear, Single Panel Radiator, 2 x Fitted Wardrobes with Hanging Rails and Fixed Shelving.

### Bedroom 3

Fitted Carpet, uPVC D/g Window to Rear, Single Panel Radiator, Coving to Ceiling.

### Family Bathroom

Accessed By A Space Saving Sliding Door, Vinyl



## MATERIAL INFORMATION

**Council Tax:** Band D

N/A

**Parking Types:** None.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** C (69)

**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



