



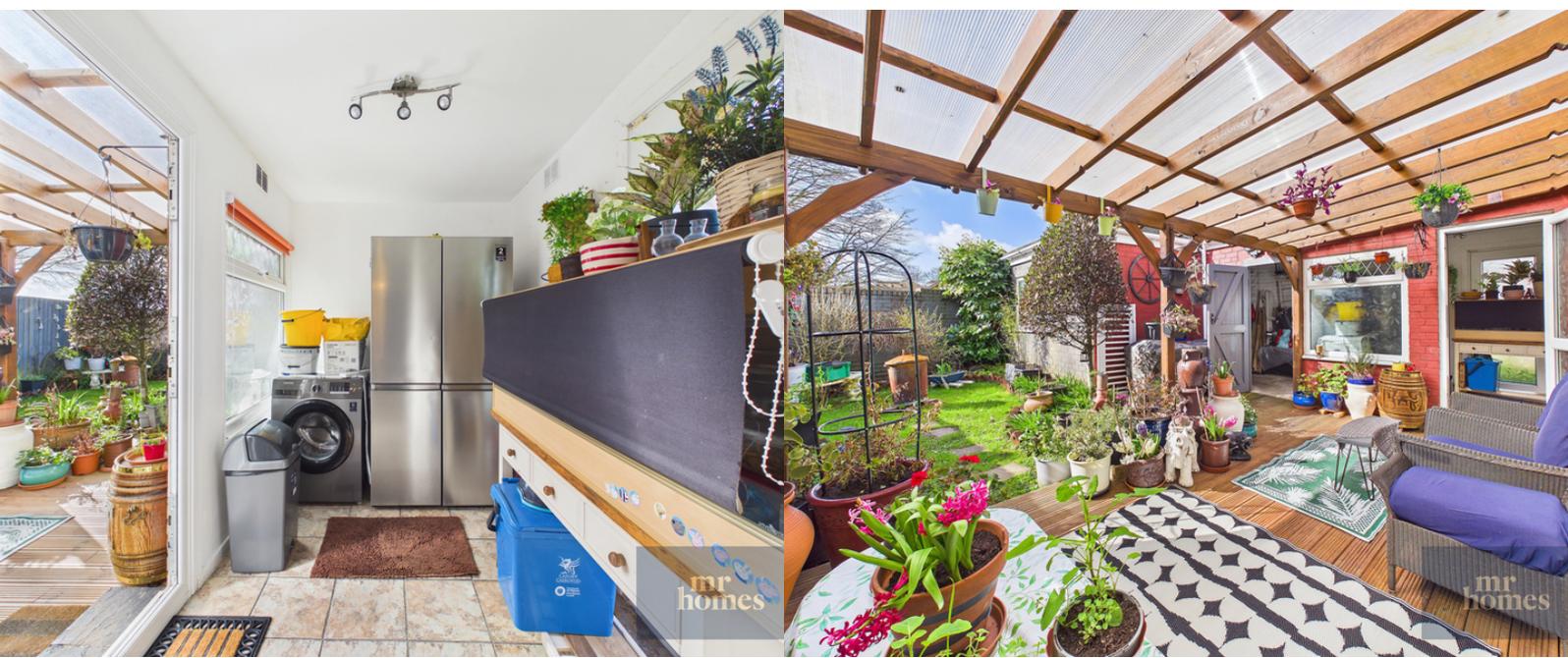
Peach Place, Fairwater, Cardiff. CF5 3PL

- EXTENDED 3-BED SEMI-DETACHED SPACIOUS FAMILY HOME
- IMMACULATEDLY PRESENTED THROUGHOUT
- RE-FITTED & MODERN KITCHEN/BREAKFAST ROOM
- LARGE UTILITY ROOM
- OPEN-PLAN LIVING & DINING ROOMS
- ENTRANCE PORCH & OFFICE
- DOWNSTAIRS W.C & UPSTAIRS FAMILY BATHROOM SUITE
- ROOF COVERED GARDEN TERRACE - SOUTH-WEST FACING
- WRAP AROUND SIDE & FRONT GARDEN
- LARGE PRIVATE DRIVEWAY & DETACHED GARAGE
- OVERLOOKS POLAR PARK
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER



PROPERTY DESCRIPTION

Guide Price: £299,950 to £314,950 - MR Homes are pleased to Offer FOR SALE this EXTENDED 3-BED SPACIOUS FAMILY HOME. Immaculately presented and generously proportioned, this extended three-bedroom semi-detached house in Fairwater is a truly exceptional family home. Offering an inviting open-plan living and dining area, a modern re-fitted kitchen/breakfast room, and, this property effortlessly combines practicality with contemporary style. Boasting a south-west facing, roof-covered garden terrace and a large private driveway with a detached garage, it also benefits from a wrap-around garden and picturesque views overlooking Polar Park. With uPVC double glazing and gas central heating serviced by a combi boiler, this home is ready to provide comfortable living from day one. Viewing is highly recommended to fully appreciate all this exceptional house has to offer. FREE MORTGAGE ADVICE AVAILABLE - WWW.MR-HOMES.CO.UK - 02920 204 555



ROOM DESCRIPTIONS

SUMMARY

Located in the sought-after suburb of Fairwater, this property commands a prime position within a friendly and well-established community. Fairwater is renowned for its excellent local amenities, including schools, shops, and cafes, all within easy reach. The area offers a great balance of suburban peace and convenient access to Cardiff city centre, making it ideal for families and commuters alike. Nearby green spaces provide plenty of opportunities for outdoor activities, while excellent transport links ensure effortless connectivity across the region.

The entrance porch provides a warm welcome, flowing into a dedicated office space—perfect for those working from home or seeking a quiet study area. The heart of the home is undoubtedly the open-plan living and dining rooms, which are flooded with natural light and offer ample room for both relaxation and entertaining. Adjacent to this is the re-fitted, modern kitchen/breakfast room. A large utility room offers generous storage and practical convenience, ensuring the home remains tidy and organised.

Downstairs, a convenient W.C completes the ground floor accommodation, enhancing everyday functionality for busy families and visitors. Upstairs, three spacious bedrooms provide comfortable private retreats, with an upstairs family bathroom suite designed for both style and comfort, featuring contemporary fittings and a soothing atmosphere. The property's layout is ideal for family living, allowing each member to enjoy their own space while also coming together in the inviting communal areas.

Outside, the south-west facing, roof-covered garden terrace is an idyllic spot to unwind and entertain year-round, benefiting from ample sunlight and shelter alike. The wrap-around side and front garden adds charm and additional outdoor space, while the large private driveway ensures plenty of off-road parking. The detached garage further enhances practicality, providing secure storage or a workshop area according to your needs. Overlooking the picturesque Poplar Park, the location offers peaceful views to complement the comfortable interiors.

This stunning Fairwater home blends generous living spaces with modern upgrades and a thoughtful layout, making it an outstanding opportunity for any family seeking a move-in ready property in a peaceful yet accessible location. Viewing is highly recommended to fully appreciate all this exceptional house has to offer.

3D FLOORPLAN LINK

<https://my.giraffe360.com/3dfloorplan/rvk5rbx>

Extended Entrance Porch - 6' 4" x 4' 4" (1.93m x 1.32m)

Enter via uPVC Door, Tiled Flooring, Door to Office & Double Doors to Hallway,

Extended Office - 5' 11" x 4' 3" (1.80m x 1.30m)

Tiled flooring, uPVC D/g window to front, radiator.

Inner Hallway - 10' 3" x 7' 0" (3.12m x 2.13m)

Tiled flooring, radiator, Doors to; storage cupboard, cloakroom/downstairs w.c, kitchen/breakfast room, dining/sitting room & staircase to the 1st floor landing.

Cloakroom/Downstairs W.c - 5' 6" x 2' 9" (1.68m x 0.84m)

Tiled flooring, low-level W.c.

Living Room - 11' 10" x 11' 0" (3.61m x 3.35m)

Wood flooring, brick-feature fireplace, twin arches to recesses, radiator, French patio doors with twin windows to sides open onto the roof covered garden terrace. Archway to the Dining/Sitting Room.

Dining/Sitting Room - 12' 10" x 10' 9" (3.91m x 3.28m)

Wood flooring, uPVC D/g window to front, radiator.

Extended Kitchen/Breakfast Room - Re-Fitted & Modern

14' 1" x 8' 6" (4.29m x 2.59m)

Tiled flooring, matching wall & base units with work surfaces over and matching upstands, Breakfast Bar, uPVC D/g window to rear, uPVC obscured D/g window to side, stainless steel sink, quarter bowl & drainer with mixer tap, 5x Ring gas hob, extractor hood over, fan assisted electric oven, Doors to Large Pantry Cupboard, radiator. Door to Utility Room.

Extended Utility Room - 8' 9" x 6' 2" (2.67m x 1.88m)

Tiled flooring, plumbed for washing machine, houses American style fridge-freezer, uPVC obscured d/g door to front, uPVC obscured D/g window & door to Rear Garden.

Re-Fitted Staircase to 1st Floor Landing

9' 1" x 3' 0" (2.77m x 0.91m)

Wooden re-fitted staircase with inset sensor lights, uPVC obscured D/g window to side, dado rail, laminate flooring to landing, enlarged hatch with attached fold down wooden ladders to insulated & boarded loft, loft light. Doors to Bedrooms 1, 2, 3 & the Family Bathroom Suite.

Attic - Insulated & Boarded

20' 7" x 11' 8" (6.27m x 3.56m)

Accessed via attached fold down wooden ladders, loft light.

Bedroom 1

12' 0" x 11' 0" to back of fitted wardrobe (3.66m x 3.35m to back of fitted wardrobe)

Laminate flooring, uPVC D/g window to rear overlooking Poplar Park, radiator, 4x sliding doors to fitted wardrobes, houses an Ideal Logic MAX c30kW Combi-Boiler.

Bedroom 2 - 11' 0" x 11' 0" (3.35m x 3.35m)

Laminate flooring, uPVC D/g window to front, radiator, 2x sliding doors to fitted wardrobe.

Bedroom 3 - 8' 10" x 8' 5" (2.69m x 2.57m)

Laminate flooring, uPVC D/g window to rear, radiator.

Family Bathroom Suite - 6' 6" x 5' 9" (1.98m x 1.75m)

Laminate flooring, walls tiled around bath, hot 'n' cold taps over, electric shower over bath, glass shower screen, pedestal wash hand basin with hot 'n' cold taps over and tiled splashback, close-coupled W.c, radiator, uPVC obscured D/g window to side.

Attractive Front & Side Garden - Enclosed

Brick-paved pathway, laid lawn, shrubs and plants to borders, mature trees, outside lighting, enclosed by medium height brick walls & wooden fencing.

Roof Covered Garden Terrace - 19' 10" x 9' 3" (6.05m x 2.82m)

SOUTH-WEST FACING Decking with Roof Covered Pergola, Wall Mounted Strip Light.

SOUTH-WEST FACING Attractive Rear Garden

Attractively decorated with a range of shrubs and plants, all enclosed by a rear facing brick wall and wooden feather edge fencing.

Garage - 15' 11" minimum length x 12' 9" (4.85m minimum length x 3.89m)

Up 'n' Over Door, uPVC obscured D/g window to side, power & lighting, cold water tap, wooden door into the rear garden.

Large Private Driveway (Holds Several Vehicles)



MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway. Garage. Off Street. Private. Rear.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: Cable.

Accessibility Types: Level access. Step free access.

EPC Rating: D (57)

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

Conservation Area - No

Flood Risk : River : Very low - Seas : Very low

Floor Area - 1,044 ft 2 / 97 m 2

Plot size - 0.07 acres

Mobile coverage

EE - Vodafone - Three - O2

Broadband

Basic - 8 Mbps

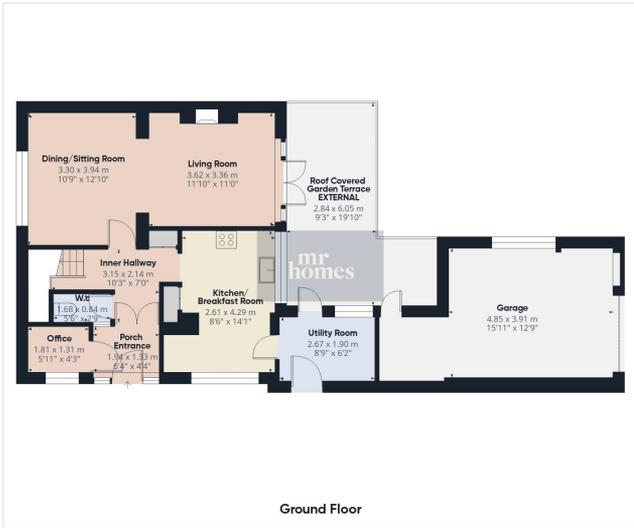
Superfast - 80 Mbps

Ultrafast - 1800 Mbps

Satellite / Fibre TV Availability

BT - Sky - Virgin -





Approximate total area⁽¹⁾

- 140.9 m²
- 1518 ft²

Balconies and terraces

- 21.1 m²
- 227 ft²

Reduced headroom

- 16.9 m²
- 182 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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