



# 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

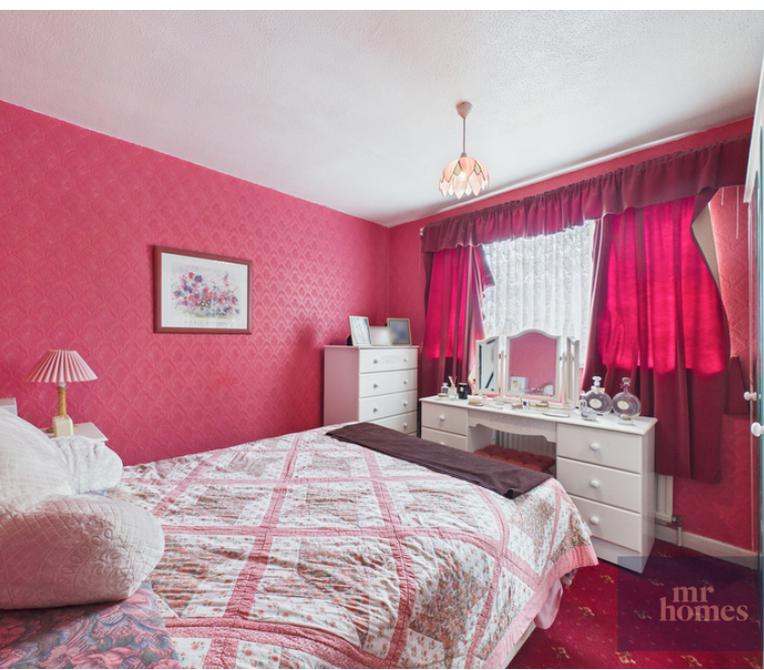
Ri Condensing Combi-Boiler

& 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

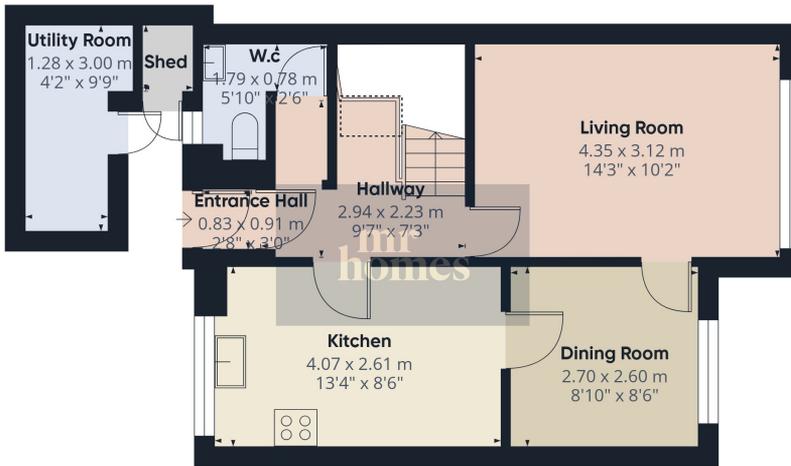
**Any easements, servitudes, or wayleaves?**

No

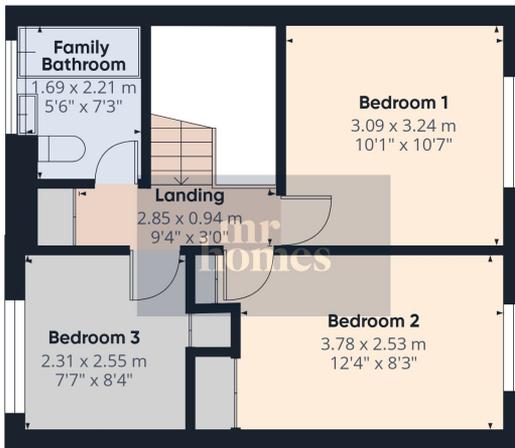
**The existence of any public or private right of way?** No



# FLOORPLAN & EPC



Ground Floor



1st Floor



**Approximate total area<sup>m</sup>**

81 m<sup>2</sup>  
873 ft<sup>2</sup>

**Reduced headroom**

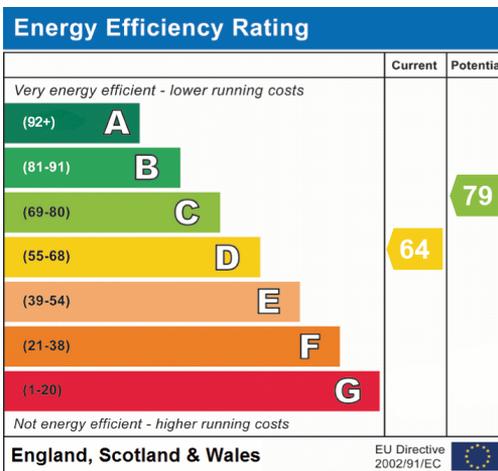
0.5 m<sup>2</sup>  
5 ft<sup>2</sup>

(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.

GIRAFFE360



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