



Reardon Smith Court, Fairwater, Cardiff. CF5 3JD

- 4 BEDROOMS
- ENCLOSED GARDEN WITH SIDE ACCESS
- UTILITY ROOM
- DRIVEWAY
- INTEGRAL GARAGE
- TOWN HOUSE
- JULIET BALCONY TO LIVING ROOM
- ENSUITE TO PRIMARY BEDROOM
- GUEST WC/SHOWER
- WALKING DISTANCE TO FAIRWATER GREEN



PROPERTY DESCRIPTION

Welcome to this stunning 4-bedroom town house nestled in the sought-after area of Fairwater, offering a perfect blend of contemporary living and practical design. This beautifully presented home boasts spacious accommodation, making it ideal for families or those who love ample space to entertain and relax. With two well-proportioned reception rooms, including a welcoming living room featuring a charming Juliet balcony, natural light floods the space, creating a bright and airy atmosphere.

The heart of the home is the modern kitchen, complemented by a handy utility room that adds convenience to your daily routine. Whether you're preparing meals or managing household tasks, this practical space helps keep everything organised. Dining options are flexible with the adjoining reception rooms that can easily accommodate family meals or more formal gatherings.

The property has four generous bedrooms, with the primary bedroom benefiting from an ensuite bathroom, providing a private retreat after a long day. The additional bedrooms are generously sized, perfect for children, guests, or even a home office. A guest WC/shower on the ground floor adds further functionality, ensuring comfort and privacy for all occupants and visitors alike.

Step outside to an enclosed garden with side access, offering a safe and secure space for children to play or for garden enthusiasts to create their perfect outdoor haven. The driveway and integral garage provide ample parking and storage, a highly desirable feature in today's market.

This town house is perfectly positioned within Fairwater, a community known for its excellent local amenities, schools, and transport links. Whether you're commuting or enjoying the local parks and shops, everything you need is close at hand.

Combining style, space, and practicality, this exceptional 4-bedroom town house offers a wonderful opportunity to secure a family home in a prime location. Don't miss your chance to make this property your new home – arrange a viewing today and experience everything this beautiful house has to offer.



ROOM DESCRIPTIONS

Entrance Hallway

Entrance front door into hallway with wood flooring throughout, staircase rising up and access to all rooms.

Shower Room

A downstairs shower room with mains thermostatic shower mixer and glass screen. Newly fitted wash basin and toilet with push button flush and half height tiled splash back.

Bedroom 4

11' 2" x 9' 9" (3.40m x 2.97m) Double bedroom with a UPVC window and wood flooring throughout.

Utility Room

7' 10" x 9' 10" (2.39m x 3.00m) A good sized utility room with fitted kitchen units, laminate work tops, plenty of space for plumbed white goods, stainless steel sink, UPVC window, rear door and wall mounted IDEAL boiler.

Garage

9' 9" x 18' 3" (2.97m x 5.56m) A good sized single garage with lights and electric and access via an up-and-over door to the front of the property.

First Floor Landing

Carpeted throughout with access to all rooms.

Lounge

17' 7" x 15' 0" (5.36m x 4.57m) Large 'L' shaped lounge with real wood flooring, UPVC windows and UPVC french doors opening out onto a Juliette Balcony.

Kitchen/Diner

17' 7" x 15' 0" (5.36m x 4.57m) A Large open plan Kitchen/Diner with real wood flooring throughout with a fitted kitchen with laminate work surfaces and doors, integrated oven, hob and extractor with space for white goods and a tiled splash back.

Second Floor Landing

Carpets throughout with a storage cupboard and access to all rooms on the top floor.

Bathroom

9' 9" x 6' 5" (2.97m x 1.96m) A modern white 3 piece bathroom suite including chrome fixtures and fittings and also a mains powered shower fixture, push button flush and a full height tiled splash back.

Bedroom 1

A large double bedroom with carpet throughout and its own en-suite shower room and a UPVC window.

Ensuite

4' 2" x 7' 1" (1.27m x 2.16m) A modern white 3 piece shower room with a mains thermostatic shower mixer with shower screen and a UPVC window.

Bedroom 2

9' 9" x 13' 2" (2.97m x 4.01m) A Double bedroom with carpet throughout and a UPVC window to the rear.

Bedroom 3

A single bedroom with carpet throughout and a UPVC window to the rear.

Rear Garden

An enclosed rear garden mainly laid with patio slabs, a gravel area to the rear and side gate off the boundary wall giving rear access to this end of terrace house.



MATERIAL INFORMATION

Council Tax: Band F

N/A

Parking Types: Driveway.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: C (72)

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 checkers

Construction Type

Standard



