



Fairways Crescent, Fairwater, Cardiff. CF5 3DZ

- NO CHAIN
- PERIOD DOUBLE BAY FRONTED
- 3 BEDROOMS
- SEMI-DETACHED HOUSE
- GARAGE
- SOUTHWEST-FACING REAR GARDEN
- ATTENTION FIRST-TIME BUYERS
- ATTENTION DEVELOPERS/INVESTORS
- CLOSE TO FAIRWATER GREEN
- CLOSE TO ST FAGANS VILLAGE



PROPERTY DESCRIPTION

Presenting a period double bay fronted semi-detached house, perfectly suited for first-time buyers, developers, and investors alike given its brimming with potential to modernise. This three-bedroom family home boasts spacious living areas, a southwest-facing rear garden, and a garage, all offered with no onward chain. Nestled in a sought-after location, the property provides an excellent opportunity to create a truly special residence.

Situated close to the picturesque St Fagans Village, this property benefits from the best of both worlds—the tranquility of countryside living combined with convenient access to local amenities. Fairwater Green, just a short distance away, offers a bustling selection of shops, cafes, and services to cater to all daily needs, while excellent transport links ensure easy travel across Cardiff and beyond. The area is popular with families and professionals, drawn to the superb schools and abundance of green spaces nearby.

Step inside to the spacious entrance hall, setting the tone with its period features and inviting ambience. The two reception rooms offer versatile living space, perfect for relaxing, entertaining, or adapting to your lifestyle needs. The front lounge enjoys natural light from the iconic bay windows, creating a warm and welcoming atmosphere, while the second reception room provides additional space for a second sitting area or dining area or space for a home office. From here, you can access the generous southwest-facing rear garden – an ideal space for outdoor dining, gardening, or simply unwinding in the sun. The garden also offers secure access to the garage, providing valuable storage.

The kitchen requires updating and modernisation but is bright and functional.

Upstairs, three well-proportioned bedrooms offer great potential to personalise with your own design ideas to create comfortable accommodation for family members or guests. Completing the home is a family bathroom, equipped with a contemporary suite and a fresh, clean decor.

Offered with no chain, this period property is a rare find in a highly desirable location. Whether you are a first-time buyer looking to move into a welcoming neighbourhood, a developer aiming to add value, or an investor seeking a promising asset, this semi-detached house presents multiple opportunities. Don't miss out on the chance to secure this charming residence with its fantastic potential.



ROOM DESCRIPTIONS

Outside Front

Driveway laid to tarmacadam for off-street parking leads down side of property to Garage; front garden to side enclosed on all sides by brick and block walls, mainly laid to gravel with small area laid to block paving

Porch

5' 0" x 4' 2" (1.52m x 1.27m) Accessed via uPVC front door with leaded, stained and obscured DG panel; carpeted; 2 x obscured DG windows to sides

Entrance Hall

5' 5" MAX x 17' 5" MAX (1.65m x 5.31m) Accessed via uPVC door with obscured DG panels and obscured DG panels to side and obscured DG transom over; carpeted; radiator; under stairs cupboard housing electricity meter and fuses/consumer unit; access to all ground floor rooms; carpeted stair case rises to First Floor

Guest WC

2' 3" x 5' 8" (0.69m x 1.73m) Vinyl flooring; tiled walls; WC; corner sink with separate hot and cold water taps; uPVC obscured DG window to side

Living Room

10' 10" x 12' 2" INTO BAY (3.30m x 3.71m) Carpeted; radiator; feature electric fireplace; uPVC DG to bay window to front

Dining Room

11' 2" x 21' 1" (3.40m x 6.43m) Carpeted; radiator; electric feature fireplace; aluminium framed sliding patio door provides access to Rear Garden

Kitchen

5' 2" MIN x 14' 8" MAX (1.57m x 4.47m) Tiled flooring; partly tiled walls; radiator; fitted kitchen with matching wall and base units with work tops and tiled splash backs; stainless steel sink with half bowl, draining board and mixer tap; integrated Indesit electric fan-assisted oven; integrated hob with Hygena extractor hood over; serving hatch to Dining Room; timber framed single pane window to rear; uPVC door with obscured DG panel and window to side provides side access to property

First Floor Landing

3' 4" x 8' 10" (1.02m x 2.69m) Carpeted; access to all Bedrooms and Family Bathroom; access hatch to loft; uPVC DG window to side

Bedroom 1

10' 6" x 12' 4" INTO BAY (3.20m x 3.76m) Carpeted; radiator; built-in wardrobes; uPVC DG to bay window to front

Bedroom 2

10' 3" x 13' 1" (3.12m x 3.99m) Carpeted; radiator; built-in wardrobes; uPVC DG window to rear

Bedroom 3

5' 10" x 6' 11" (1.78m x 2.11m) Carpeted; radiator; high-level storage cupboards; uPVC DG window to front

Family Bathroom

5' 11" x 7' 5" (1.80m x 2.26m) Anti-slip flooring; fully tiled walls; chrome-style ladder type radiator; vanity unit incorporating sink with mixer tap; WC; shower cubicle with fold-down seat, grab handles and Redring Selectronic Premier electric shower; uPVC obscured DG window to rear

Rear Garden

Accessed externally via decorative metal gate; patio area laid to paving slabs; area laid to lawn extends to rear or garden; mixture of mature shrubs, bushes and hedges throughout garden; pedestrian side access to Garage

Garage

9' 2" x 16' 2" (2.79m x 4.93m) Accessed via manual up and over door to front or timber panel door to side; concrete flooring; light; window to side



MATERIAL INFORMATION

Council Tax: Band D

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: D (58)

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

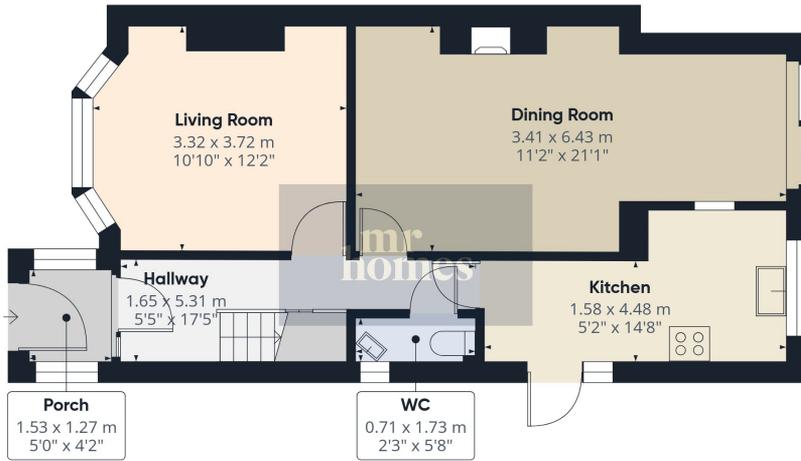
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

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



FLOORPLAN & EPC



Floor 0 Building 1



Approximate total area^m
85 m²
916 ft²

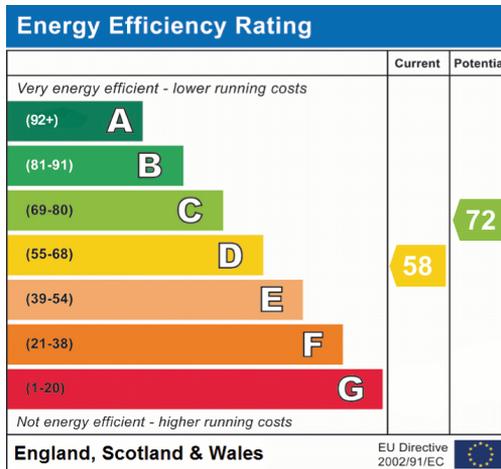


Floor 1 Building 1

(1) Excluding balconies and terraces

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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