



PWLLMELIN ROAD

FAIRWATER





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FAIRWATER, CF5 3QB - GUIDE PRICE £285,000



3 bedroom(s)



1 bathroom(s)



1027.00 sq ft

Located on Pwllmelin Road in the area of Fairwater, Cardiff, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,027 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that leads to a well sized kitchen, perfect for both relaxation and entertaining. The property also boasts a well-appointed bathroom, downstairs WC, and separate utility space, catering to the needs of modern living.

One of the standout features of this home is the large garage, providing ample storage space or the potential for a workshop, catering to various lifestyle needs. Additionally, there is parking available for one vehicle on a gated drive, ensuring convenience for residents and guests alike.

The location is particularly advantageous, as it is situated close to local amenities and transport links. Fairwater is known for its community spirit and accessibility, offering a range of shops, schools, and recreational facilities within easy reach.

This property presents an excellent opportunity for those looking to settle in a vibrant area of Cardiff, combining spacious living with practical features.

PROPERTY SPECIALIST

Mrs Ruby Ledley

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Valuer





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	







HALLWAY

KITCHEN

LIVING ROOM

WC

UTILITY ROOM

UTILITY SPACE

LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

GARDEN

GARAGE

TENURE

Freehold. This is to be confirmed by your legal representative.

EPC

Rating TBC

SCHOOL CATCHMENT

My English medium primary catchment area is
Peter Lea Primary School (year 2024-25)

Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary
School catchment areas are yet to be established. Applications are
welcomed. Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer
Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto.
Croesewir ceisiadau.

My English medium secondary catchment area is
Cantonian High School (year 2024-25)

My Welsh medium primary catchment area is
Ysgol Gymraeg Coed-Y-Gof (year 2024-25)

Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary
nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir
ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen
Primary School catchment areas are yet to be established.
Applications are welcomed.

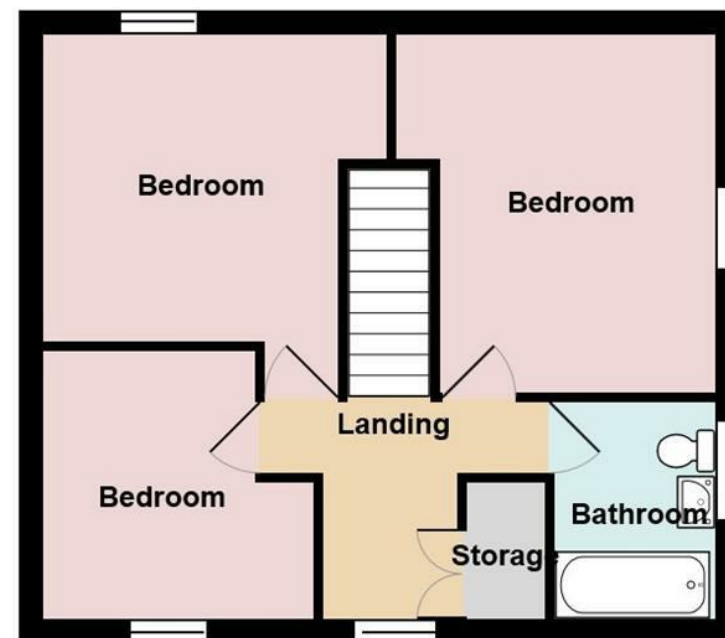
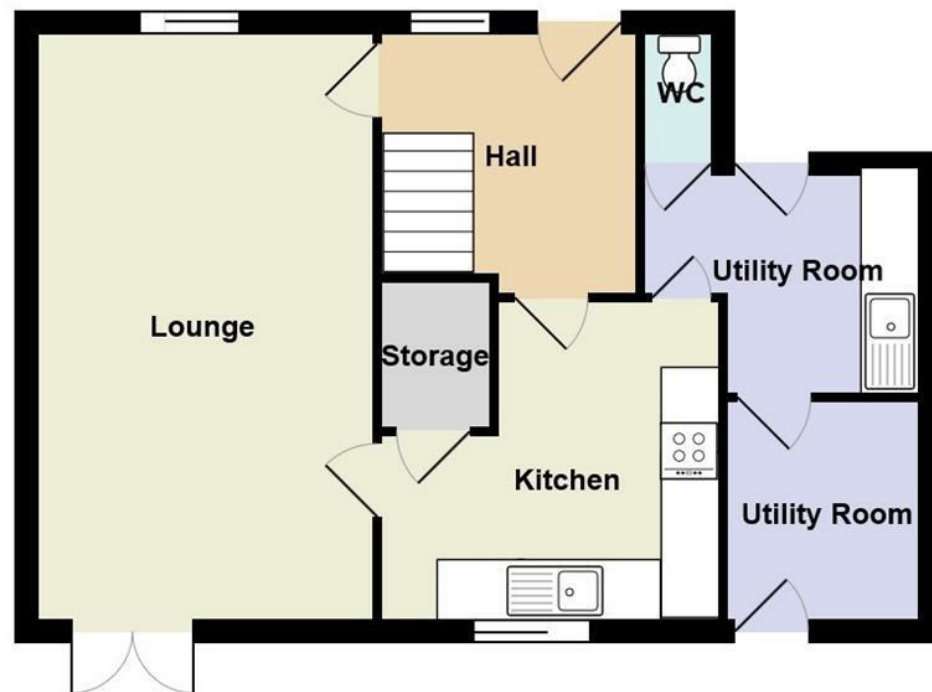
My Welsh medium secondary catchment area is
Ysgol Gyfun Gymraeg Plasmawr (year 2024-25)

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A great family home, located on a generous plot, with a private driveway and garage.

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Comments by Mrs Ruby Ledley



Total Area: 1027 ft² ... 95.5 m²

www.jeffreyross.co.uk

Jeffrey Ross