STYLISH SALES & LETTINGS



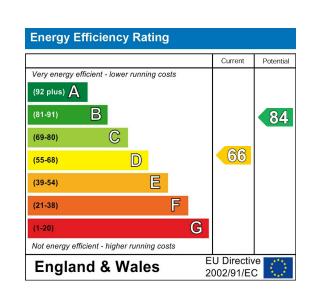
JeffreyRoss











# HALL

#### LIVING ROOM

3.51m x 3.38m (11'6" x 11'1")

#### w.c.

#### KITCHEN/BREAKFAST ROOM

7.57m x 4.67m (24'10" x 15'4")

#### **UTILITY ROOM**

#### LANDING

# BEDROOM

3.38m x 3.12m (11'1" x 10'3")

# BEDROOM

3.53m x 3.35m (11'7" x 11')

## BEDROOM

2.26m x 2.06m (7'5" x 6'9")

#### BATHROOM

#### **TENURE**

we have been advised by our seller client that the property is freehold. your legal representative should confirm this.

#### OUTSIDE

The property has a block paved driveway with wooden gated access to the rear garden. There is a raised front garden area laid with slate chippings finished in grey. The driveway also benefits from outside power able to accommodate EV charging. The rear garden is westerly facing and has wooden fenced boundaries with an area laid to lawn and two paved patio seating areas.

## SCHOOL CATCHMENT

My English medium primary catchment area is Fairwater Primary School

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

#### **EPC** Rated D

#### **COUNCIL TAX**

Band D

#### MOBILE & BROADBAND

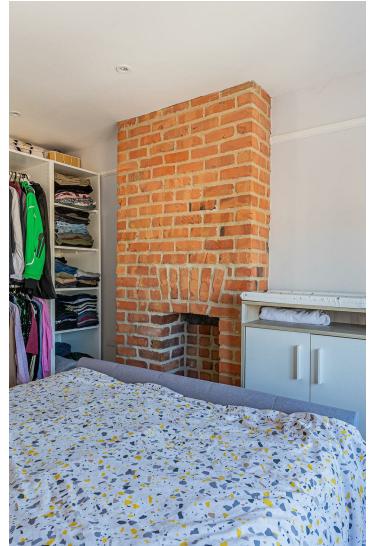
Broadband speeds of up to 1800 Mbps are available and the mobile signal for indoor and outdoor use is good.

# CONSTRUCTION

The property is constructed from a cavity wall construction of external rendered decorative brickwork with an inner block composition and has a pitched roof.







# **EVERSWELL ROAD**

FAIRWATER, CF5 3DJ - £350,000

3 bedrooms 1 bathroom(s) 1032.00 sq ft

This extended semi-detached family home offers a delightful blend of space and comfort. Spanning an impressive 1,032 square feet, the property features three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra room to grow.

As you enter you are welcomed by an inviting living room perfect for both relaxation and entertaining. The heart of the home is undoubtedly the expansive 25-foot kitchen/breakfast room, which provides a wonderful space for family gatherings and culinary adventures. This area is bathed in natural light, creating a warm and inviting atmosphere.

The property also boasts a well-maintained bathroom, ensuring convenience for all residents. Outside, the west-facing garden offers a lovely sunny outdoor retreat, ideal for enjoying the afternoon sun or hosting summer barbecues. The driveway provides ample parking space, with the added potential for electric vehicle charging, catering to modern needs.

## PROPERTY SPECIALIST

### Mr Julian Preston

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