

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

AMETHYST ROAD
FAIRWATER



AMETHYST ROAD

FAIRWATER, CF5 3NS - £230,000

JeffreyRoss are pleased to bring to the market this impressively sized and presented two double bedroom end of terrace home in the popular area of Fairwater. The property briefly comprises Entrance hallway, large living room, updated kitchen diner and utility space. To the first floor are two double bedrooms that benefit built in wardrobes and modern fitted bathroom suite. To the rear is a large low maintenance garden with large decked area accessed off the lounge and fenced boundary. To the front is driveway parking for 2 cars. This would make an ideal first as time purchase or investment as Rents would be as high as £950 per calendar month.

Take a look around our interactive Virtual tour for a closer look.

 2 bedroom(s)  1 bathroom(s)  836.00 sq ft

ENTRANCE HALLWAY

LIVING / DINING ROOM
3.45m x 6.10m (11'4" x 20'18")

KITCHEN
2.18m x 2.90m (7'2" x 9'6")

UTILITY ROOM
1.68m x 3.30m (5'6" x 10'10")

UNDERSTAIR STORAGE

TO THE FIRST FLOOR

MASTER BEDROOM
4.39m x 2.95m (14'5" x 9'8")
Built in closets

BEDROOM TWO
3.33m x 2.67m (10'11" x 8'9")

BATHROOM
6'2 x 5'5" (19'8" x 6'6" x 16'4" x 16'4")

GARDEN
good size garden with decked area off the dining room, fenced border and lawn area.

DRIVEWAY
Parking for 2 cars

TENURE
We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

COUNCIL TAX
Band - C

ADDITIONAL INFORMATION

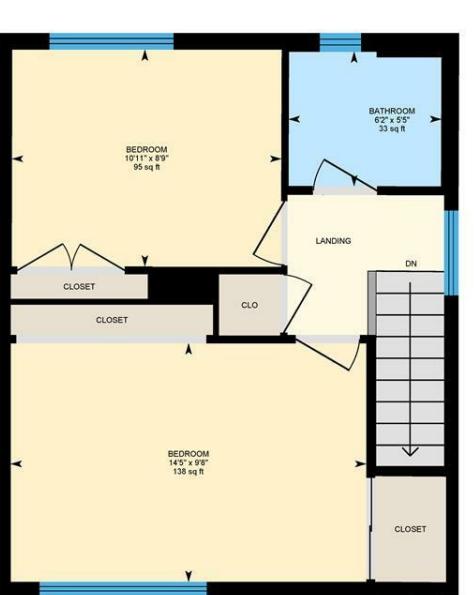
At 836 SQFT - This house will rival the size of most 3 bedroom homes in the area.
Offered to the market with no onward chain
Beautifully presented.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	
(81-91) B		69
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor



1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

0 2 4 ft