



215 Fairwater Road,  
Fairwater, Cardiff  
CF5 3JS



Asking Price £339,950  
House - Semi-Detached  
3 Bedrooms



**Tenure - Freehold**

**Floor Area - 1105.00 sq ft**

**Current EPC Rating - C76**

**Potential EPC Rating - B85**

Located on the popular Fairwater Road, this extended and spacious three-bedroom semi-detached property occupies a generous plot and offers superb potential for families or buyers seeking future extension opportunities (subject to planning consent). With two well-proportioned reception rooms, a separate kitchen, and a large rear garden, the home provides flexible living space in a well-connected and sought-after residential area. The property is ideally situated near two railway stations, excellent schools, and the local amenities of Llandaff, Danescourt, and Fairwater.

## ACCOMMODATION

### ENTRANCE HALL

Entered via UPVC door into a welcoming hallway with access to both reception rooms and the staircase to the first floor. Laminate floor, painted walls, and smooth ceiling with spotlights and smoke alarm.

### FRONT RECEPTION ROOM

3.93m x 4.05m (12'10" x 13'3" )

Spacious principal living area overlooking the front aspect with feature fireplace, large UPVC bay window with fitted blinds, painted walls, laminate flooring, and radiator with TRV.

### REAR RECEPTION ROOM

3.92m x 5.73m (12'10" x 18'9" )

Generous second reception room overlooking the rear garden, ideal as a dining room or additional sitting area. Laminate floor, Velux roof window, radiator with TRV, and UPVC sliding doors with fitted blind.

### KITCHEN

2.41m x 4.75m (7'10" x 15'7" )

Fitted with a range of wall and base units with work surfaces over, stainless steel sink, gas hob, electric oven, and extractor fan. Tiled splashback, tiled flooring, and UPVC window and door to rear garden. Door to:

### UTILITY

1.70m x 1.95m (5'6" x 6'4" )

With wall and base units, contrasting work surfaces, stainless steel sink, space and plumbing for appliances, Velux roof window, and door to:

### SHOWER ROOM

1.70m x 2.29m (5'6" x 7'6" )

Corner shower unit with electric shower, WC, and vanity wash hand basin. Fully tiled walls and floor with chrome towel radiator.

### FIRST FLOOR LANDING

Split-level landing with access to three bedrooms and the bathroom. Loft hatch with ladder and airing cupboard housing a modern Worcester combination boiler.

### BEDROOM ONE

3.32m x 4.20m (10'10" x 13'9" )

Well-proportioned double bedroom overlooking the rear aspect with carpeted floor, painted walls, smooth ceiling, UPVC window with fitted blind, and radiator with TRV.

### BEDROOM TWO

2.69m x 3.32m (8'9" x 10'10" )

Second double bedroom to the front aspect with carpeted floor, painted walls, smooth ceiling, UPVC window with fitted blind, and radiator with TRV.

### BEDROOM THREE

2.76m x 2.38m (9'0" x 7'9" )

Single bedroom overlooking the rear aspect, ideal as a child's room or home office. Carpeted floor, painted walls, smooth ceiling, UPVC window with fitted blind, and radiator with TRV.

### BATHROOM

1.71m x 2.07m (5'7" x 6'9" )

Fitted with a panelled bath, vanity wash hand basin, and low-level WC. Fully tiled walls, chrome towel radiator, and UPVC window to the side.

### OUTSIDE

#### FRONT

A low maintenance frontage with gated access to the rear garden.

#### REAR

Generous rear garden with a laid patio area, steps leading down to lawn, and a range of mature plants and shrubs. Gated access to the front. Off road parking via lane at the rear. The size of the plot offers excellent potential for further extension, subject to necessary planning permissions.

### TENURE

This property is believed to be Freehold. This should be verified by the purchaser's solicitor.

### COUNCIL TAX

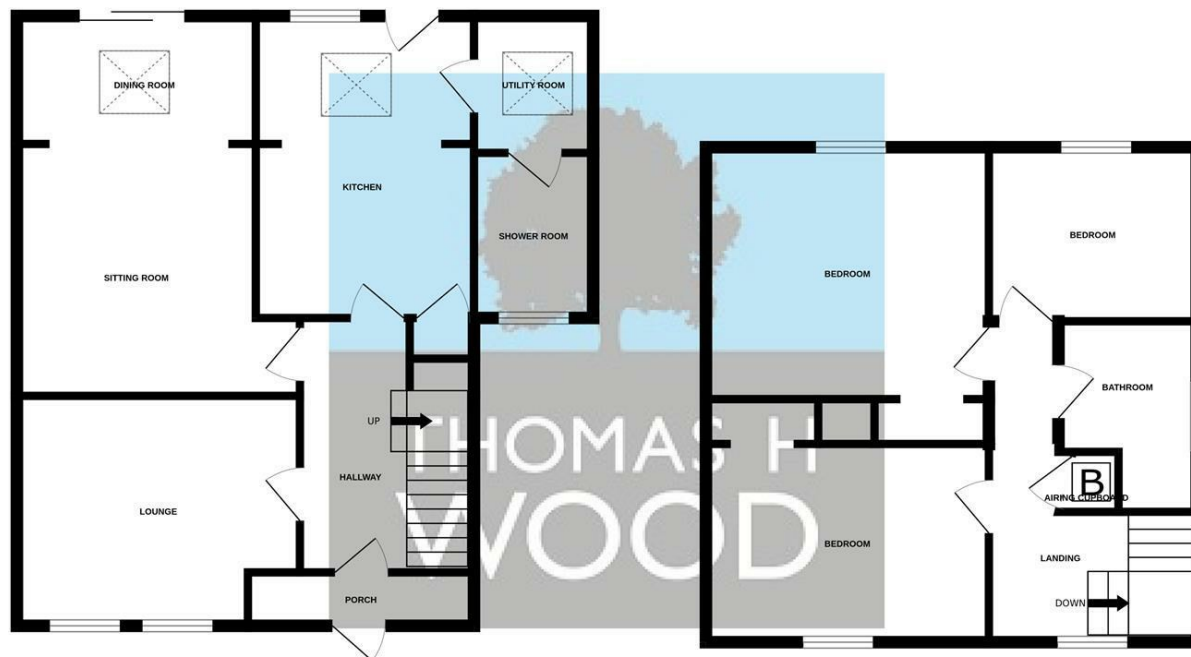
Band D





GROUND FLOOR  
64.8 sq.m. (697 sq.ft.) approx.

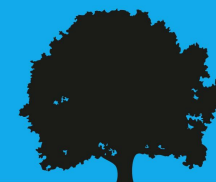
1ST FLOOR  
48.2 sq.m. (519 sq.ft.) approx.



TOTAL FLOOR AREA : 102.7 sq.m. (1105 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	