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Qarry Crescent, Fairwater, Cardiff

GUIDE PRICE £130,000 - £140,000 Leasehold

SCAN ME

A spacious two-bedroom maisonette with a generous garden setting in the popular area of Fairwater, Cardiff.

This well-proportioned maisonette offers comfortable accommodation throughout and would make an ideal home for a first-time buyer, downsizer or investor.



Guide price £130,000 - £140,000

The property features a bright and welcoming living room, with plenty of space for both relaxing and dining. The room has a distinctive character, with a feature fireplace, fitted media unit and views towards the front of the property.

The kitchen is well equipped with a good range of fitted wall and base units, contrasting work surfaces, tiled splashbacks and space for a number of appliances. A large window brings plenty of natural light into the room.

There are two bedrooms, with the principal bedroom offering excellent proportions, with ample space for fitted wardrobes and storage options and a pleasant outlook. The second bedroom provides flexibility for use as a guest room, home office or additional living space.

The property benefits from a family bathroom, together with an additional downstairs W.C, providing useful convenience for everyday living.

Outside, the property enjoys access to well-maintained communal gardens, with established planting, lawned areas and plenty of greenery creating a pleasant setting. There is also a private outdoor area immediately to the rear.

Situated in Fairwater, the property is well placed for local amenities, schools, transport links and access into Cardiff, making it a practical choice for those looking to enjoy suburban living whilst remaining within easy reach of the city.

This is a property that could work particularly well for a number of different buyers.

First time buyers: This property is an excellent opportunity for someone looking to take their first step onto the property ladder.

Downsizers: This property offers an excellent opportunity for those looking to simplify and enjoy more manageable living, while still retaining comfortable accommodation and useful additional space.

Friends/ Flexible Living: The additional space could also appeal to buyers looking for more adaptable accommodation, although purchasers should satisfy themselves as to the permitted use of the attic space and any relevant building regulation requirements.

Investors: The location, character and flexible accommodation may also make the property worthy of consideration by investors.

Additional Information

Buyers are required to pay a non-refundable AML administration fee of £30 in VAT, per buyer after their offer has been accepted in order to proceed with the sale

Register Your Interest today with Olivia Louise Estate Agents Ltd

Properties in this location continue to generate strong interest thanks to the combination of excellent amenities, convenient transport links and thriving community atmosphere.

Secure your viewing with the team today. Simply contact Olivia Louise Estate Agents Ltd

Please note: all measurements, tenure information, lease details, planning/building regulation status and property particulars should be independently verified by the buyer and their legal representative prior to purchase.

Lounge
10' x 14' 8" (3.05m x 4.47m)

Kitchen
10' 7" x 9' 8" (3.23m x 2.95m)

W.C.

Master Bedroom
10' 4" x 14' 10" (3.15m x 4.52m)

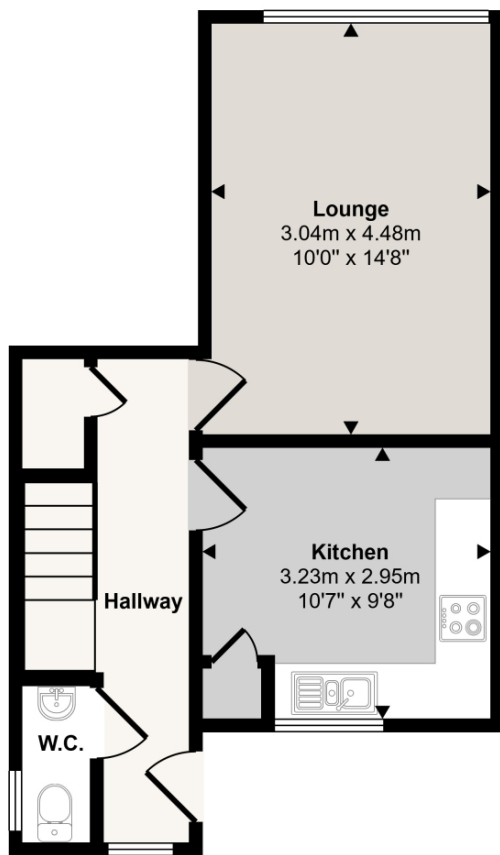
Bedroom 2
10' 7" x 9' 8" (3.23m x 2.95m)

Bathroom
6' x 5' 5" (1.83m x 1.65m)

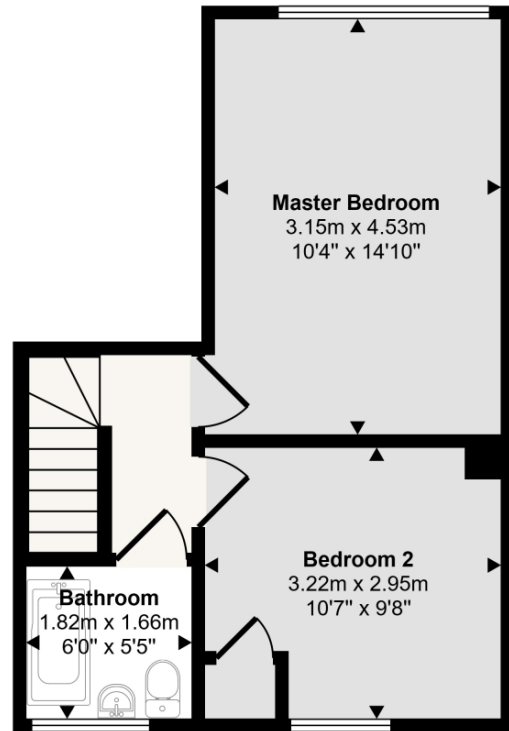
Hallway



Approx Gross Internal Area
66 sq m / 707 sq ft



Ground Floor
Approx 34 sq m / 361 sq ft



First Floor
Approx 32 sq m / 346 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

Address: Fairwater, CF5



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.