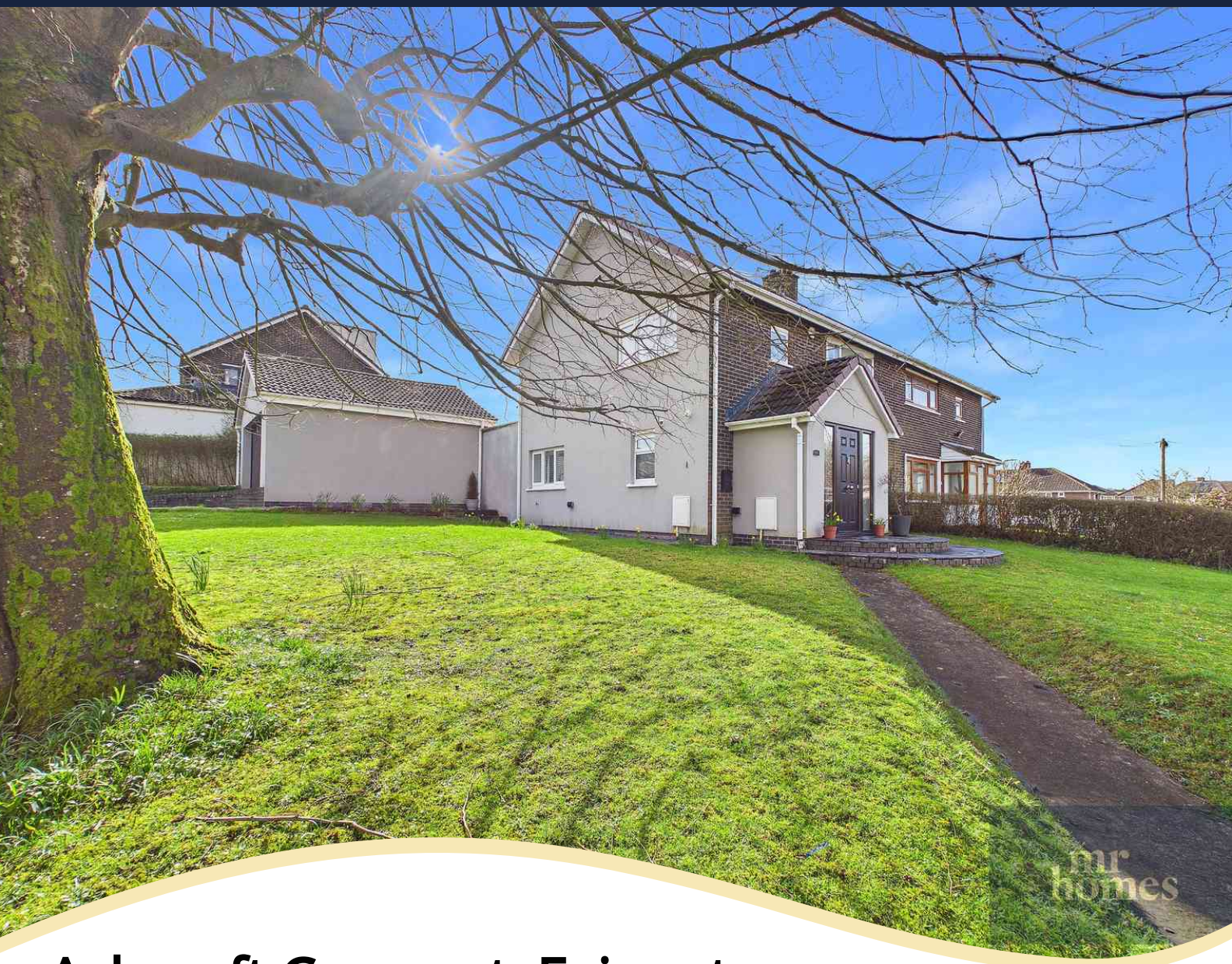
FOR SALE

Offers in the Region of £449,995 Freehold



Ashcroft Crescent, Fairwater, Cardiff. CF5 3RL

- IMMACULATE & MODERN 3/4 BED FAMILY HOME with NO CHAIN
- DETACHED DOUBLE GARAGE with PITCHED ROOF & REMOTE SHUTTER DOOR
- EXTENDED TO REAR
- STYLISH FITTED KITCHEN with GRANITE WORKTOPS & TOP OF THE RANGE APPLIANCES
- 3x RECEPTION ROOMS
- GROUND FLOOR UTILITY/SHOWER ROOM with W.C
- MODERN FAMILY BATHROOM SUITE
- SOUTH FACING LANDSCAPED REAR GARDEN
- LARGE PRIVATE DRIVEWAY
- FULL HOUSE RENOVATION 2019
- NEW WINDOWS, DOORS & CENTRAL HEATING SYSTEM 2019
- FULLY REWIRED 2019
- PLANNING PERMISSION GRANTED FOR A SINGLE STOREY SIDE EXTENSION (ASK FOR DETAILS)
- PICTURES AVAILABLE AT THE END OF THE UPLOAD
- EPC RATING = C.

Mr Homes Estate Agents
Suite 9-10, 253, Cowbridge Road West, Cardiff, CF5 5TD
02920 204555
info@mr-homes.co.uk





PROPERTY DESCRIPTION

*** NO CHAIN *** Presenting an immaculate and modern 3/4 bedroom family home that has been thoughtfully extended to the rear, this property offers an exceptional blend of style, space, and practical living. Notably fully renovated in 2019, the home boasts new windows, doors, a central heating system, and full rewiring for peace of mind. The heart of the house features a stylish fitted kitchen complete with granite worktops and top-of-the-range appliances, while additional living spaces include three versatile reception rooms designed to cater to all family needs. Complemented by a south-facing landscaped rear garden, a large private driveway, and a detached double garage with a pitched roof and remote shutter door, this residence perfectly combines comfort and convenience.

EPC RATING = C. FREE VALUATIONS & FREE MORTGAGE ADVICE AVAILABLE - CALL TODAY ON 02920 204 555 - WWW.MR-HOMES.CO.UK





ROOM DESCRIPTIONS

SUMMARY
Located in a sought-after area known for its friendly community and excellent amenities, this property enjoys easy access to local schools, parks, and transport links, making it ideal for families and professionals alike. Whether you're commuting or enjoying leisure time, the neighbourhood offers a variety of shops, eateries, and recreational facilities to enhance everyday living. Upon entering the ground floor, you are greeted by a practical utility/shower room featuring a W.C., providing a convenient space for laundry and freshening up after busy days.
The extended rear area opens up to three well-proportioned reception rooms, each offering flexible living options – from a formal lounge and dining room to a home office or playroom, the choice is yours. The kitchen is a true highlight: thoughtfully designed and fitted with elegant granite worktops, it is equipped with premium appliances that promise durability and high performance. This is a perfect space for culinary enthusiasts, flowing smoothly into the Extended Living/Sitting Room with natural light streaming from the south-facing rear garden. The landscaped garden itself is ideal for outdoor entertaining, relaxing, or family playtime, thanks to its favourable southerly aspect. You also have the added benefit of a large hot tub which the vendor will leave for the lucky buyer.
At the front of the property, the large private driveway provides ample off-street parking for multiple vehicles, while the detached double garage with its pitched roof and remote shutter door adds valuable storage or workshop space. Upstairs, the bedrooms are beautifully maintained and offer comfortable accommodation suitable for a growing family or guests. The modern family bathroom suite completes the upper level with quality fittings and a fresh, contemporary design, ensuring a relaxing space to unwind.
With attention to detail evident throughout, including the comprehensive renovation in 2019, this home combines modern functionality with tasteful aesthetics. It's rare to find a property that so effortlessly meets the demands of today's family lifestyle while maintaining such a strong sense of warmth and homeliness. Arrange a viewing today to truly appreciate everything this exceptional home has to offer.

Entrance Porch & Hallway
14' 5" x 5' 5" (4.39m x 1.65m)
Enter via Composite Door with D/g Decorative Side Panels, Large tile flooring, Inset spotlights to ceiling, Wall mounted electric RCD consumer unit and Alarm panel, Modern radiator, PowerPoints. Understair storage area.
Opaque Glass door to Utility/Shower Room.
Opens to Dining Room/Potential Bedroom 4 & Kitchen. Staircase to the First Floor Landing.

Utility/ Shower Room
7' 2" x 4' 8" (2.18m x 1.42m)
Tiled flooring, Fully tiled Walk-In-Shower Cubicle, Mixer Shower with Dual Rainfall & Handheld Shower Heads, Wash Hand Basin & W.c Set in Vanity Cupboard, Shaver Point Over, Wall Mounted Electric Extractor Fan, Tiled walls, 2x Mirrored Sliding Doors housing Washing Machine & Tumble-Dryer and ARISTON Clas Net One Condensing Tech Combi-Boiler.

Dining Room/ Potential Bedroom 4
12' 6" x 9' 5" (3.81m x 2.87m)
Quality Fitted Thick Pile Carpet, uPVC D/g window to front, Modern radiator.
Opens to the Middle Reception/Games Room.

Middle Reception/Games Room
13' 2" x 11' 5" (4.01m x 3.48m)
Quality Fitted Thick Pile Carpet, Modern radiator, 3x uPVC D/g Bi-Folding Doors Open to the Extended Living/Sitting Room.

Extended Living/Sitting Room
21' 6" x 9' 8" (6.55m x 2.95m)
Quality Fitted Thick Pile Carpet, uPVC D/g windows and French Patio Doors to Rear Garden, 2x Velux D/g Skylight windows, 2x Daikin Air Conditioning Units, Inset Spotlighting to Ceiling.

Fitted Kitchen
11' 6" x 9' 8" (3.51m x 2.95m)
Matching Wall & Base Units with High Gloss Soft Closing Doors, Granite Worktops Over, Tiled Splashbacks, Stainless steel sink, quarter bowl and drainer with Mixer Hose Tap Over, uPVC D/g window to side, Integrated Montpellier Dishwasher, 4x Ring AEG Induction Hob, Elca Extractor Hood over, Fan Assisted AEG Electric Oven and Microwave Grill Over, Space for American Style Fridge-Freezer, 2x Plinth Heaters to Kickboards, Insert spotlighting to ceiling.

Staircase to the First Floor Landing
9' 5" x 3' 1" (2.87m x 0.94m)
Quality Fitted Thick Pile Carpet, Enlarged Hatch to Insulated Loft with Attached Fold Down Wooden Ladders.
Doors to; Bedrooms 1, 2, 3 & the Family Bathroom Suite.

Bedroom 1
10' 8" x 10' 8" (3.25m x 3.25m)
Quality Thick Pile Carpet, uPVC D/g window to front, Modern Radiator, Floor to Ceiling Fitted Wardrobes with Inset spotlights to ceiling, and a Fitted Storage Cupboard.

Bedroom 2
13' 0" x 10' 5" (3.96m x 3.17m)
Quality Thick Pile Carpet, uPVC D/g window to rear, Modern Radiator, Floor to Ceiling Fitted Wardrobe.

Bedroom 3
11' 5" x 7' 7" (3.48m x 2.31m)
Quality Thick Pile Carpet, uPVC D/g Window to Front and Side, Modern Radiator and a Fitted Storage Cupboard with Hanging Rails and Fixed Shelving.

Family Bathroom Suite
10' 1" x 6' 0" (3.07m x 1.83m)
Tiled flooring, 2x uPVC D/g windows to rear, Bath with Chrome Mixer Tap, Chrome Mixer Tap Over Oval Wash Hand Basin Set in Granite Top and Vanity Cupboard, 2x Wall Mounted Shaver Points, Close-Coupled W.c, Fully tiled walls and Inset Spotlights to ceiling.

Attractive Front & Side Garden.
Mainly Laid to lawn, Enclosed by Stone Walls & Hedgerow, Large Mature Tree, Stone Pathway to Front Door and via Side of Property leading to the Private Driveway and Double Garage.

Private Driveway leads to the Detached Double Garage

Detached Double Garage with Pitched Roof
20' 10" x 18' 6" (6.35m x 5.64m)
Double Width Remote Roller Shutter Door, Pitched Roof, Wall Mounted Electric RCD Consumer Unit, PowerPoints & Lighting.
uPVC Door to Rear Garden.

SOUTH FACING Landscaped Rear Garden
Low-Maintenance Rear Garden with Slate/Stone Patio over Three-Tiers, Fully Enclosed by Rendered Brick Walls. Flower Bed Borders to Garage.

Outbuilding/ Store Room/ Workshop
11' 4" x 5' 1" (3.45m x 1.55m)
Currently Used for Storage (No Power or Lighting)





MATERIAL INFORMATION

Council Tax: Band D
Council Tax: Rate £2,013.00
Parking Types: Driveway. Garage. Off Street. Private.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

EPC Rating: C (74)
Has the property been flooded in last 5 years? No
Flooding Sources: None.
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No

Mobile Signal

Local Authority - Cardiff

Council Tax Band: D - Annual Price: £2,013

Conservation Area - No

Flood Risk - River : Very low - Seas : Very low

Mobile coverage: EE - Vodafone - Three - O2

Broadband: Basic 4 Mbps - Superfast 216 Mbps - Ultrafast 1800 Mbps

Satellite / Fibre TV Availability: BT - Sky - Virgin

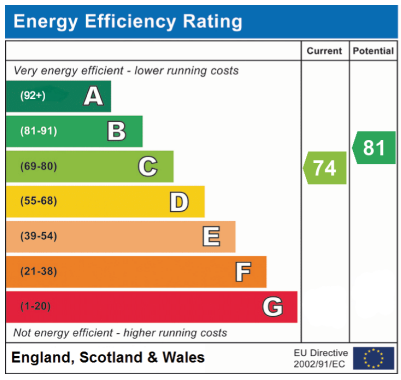


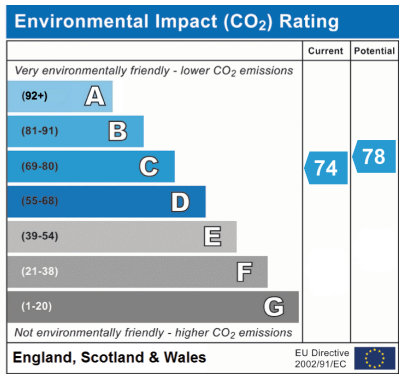


FLOORPLAN & EPC









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