FOR SALE

Guide Price £265,000 to £275,000 Freehold



Sycamore Place, Fairwater, Cardiff. CF5 3PN

- GUIDE PRICE £265,000 to £275,000
- IMMACULATE 3-BED FAMILY HOME (MODERNISED THROUGHOUT)
- LIVING ROOM & DINING ROOM (OPEN-PLAN)
- MOVE STRAIGHT INTO THIS STUNNING FAMILY HOME
- SPACIOUS MODERN FITTED KITCHEN
- LAUNDRY/UTILITY ROOM & DOWNSTAIRS W.C
- 3x DOUBLE BEDROOMS
- STYLISH BATHROOM & WET/SHOWER ROOM
- FRONT GARDEN & ENCLOSED REAR GARDEN
- OFF-ROAD PARKING SPACES TO REAR
- TENURE: FREEHOLD.
- uPVC D/G WINDOWS & GAS C/H (Powered by a NEWLY INSTALLED WORCESTER COMBI-BOILER)
- EXCELLENT TRANSPORT LINKS
- CLOSE TO SCHOOLS, SHOPS, AMENITIES & PARKS
- #NEW ENERGY ASSESSMENT TO BE UPDATED

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PROPERTY DESCRIPTION

Guide Price £265,000 to £275,000 – Discover this Immaculate 3-bedroom terraced family home in Fairwater, beautifully modernised throughout and ready to move straight into. Boasting three spacious double bedrooms and a stylish bath & wet/shower room, this property offers comfort and convenience. The open-plan living and dining area creates a perfect space for family living and entertaining, complemented by a spacious modern fitted kitchen, utility/laundry room, and a handy downstairs W.c. With uPVC double glazing windows and gas central heating powered by a newly installed Worcester combi-boiler, the home is energy efficient and cosy all year round. Outside, you'll find a front garden, and an enclosed rear garden ideal for relaxing or play. You will find off-road parking spaces to the rear. The location is excellent, with great transport links, nearby schools, shops, amenities, and parks, making it an ideal setting for family life. Freehold tenure adds further appeal to this stunning property. Don't miss the opportunity to secure a stylish, move-in-ready home in the desirable Fairwater area. EARLY VIEWING IS HIGHLY RECOMMENDED - FREE MORTGAGE ADVICE AVAILABLE - PLEASE CALL 02920 204 555 - WWW.MR-HOMES.CO.UK





ROOM DESCRIPTIONS

Entrance
6' 11" x 3' 4" (2.11m x 1.02m)

Cloakroom/Downstairs W.c
3' 6" x 2' 10" (1.07m x 0.86m)

Modern Fitted Kitchen
21' 4" x 9' 8" (6.50m x 2.95m)

Laundry/Utility Room
6' 8" x 4' 11" (2.03m x 1.50m)

Understair Storage Cupboard
5' 8" x 2' 7" (1.73m x 0.79m)

Living Room
13' 4" x 11' 6" (4.06m x 3.51m)

Dining Room
12' 7" x 9' 6" (3.84m x 2.90m)

First Floor Landing
9' 7" x 2' 10" (2.92m x 0.86m)

Bedroom 1 with Fitted Cupboard
12' 11" x 11' 0" (3.94m x 3.35m)

Bedroom 2
13' 3" x 10' 5" (4.04m x 3.17m)

Bedroom 3
11' 7" x 7' 8" (3.53m x 2.34m)

Family Bathroom & Wet/Shower Room
10' 1" x 6' 3" (3.07m x 1.91m)

Front Garden is laid to Lawn

Rear Garden - Enclosed & Low-Maintenance.
Lockable Rear Gate lead to the Off-Road Parking Spaces





MATERIAL INFORMATION

Council Tax: Band D
Council Tax: Rate £2,013.00
Parking Types: Communal. Off Street.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Level access.

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

Building Safety
N/a

Mobile Signal
Conservation Area: No

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

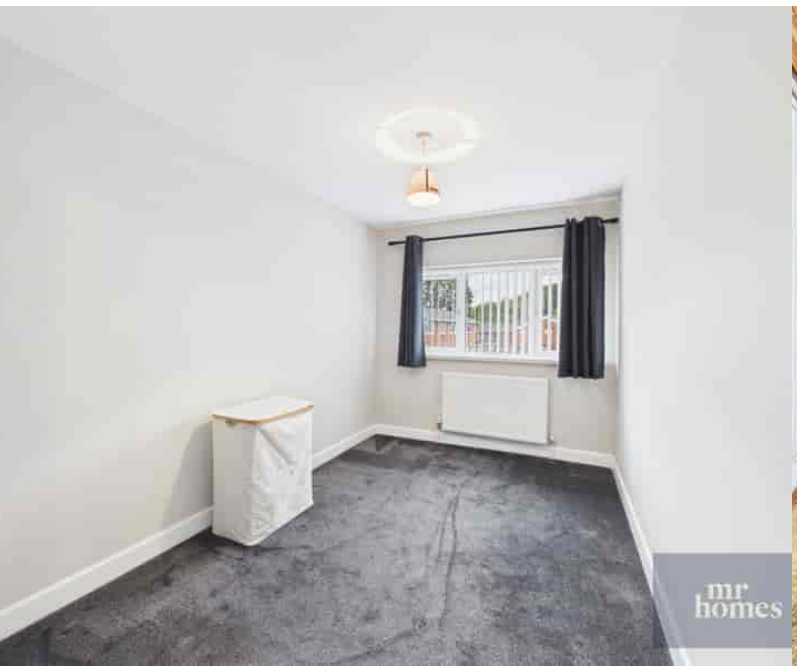
Mobile coverage: EE - Vodafone - Three - O2

Satellite / Fibre TV Availability: BT - Sky - Virgin

Construction Type
Standard Cavity Brick Wall Construction

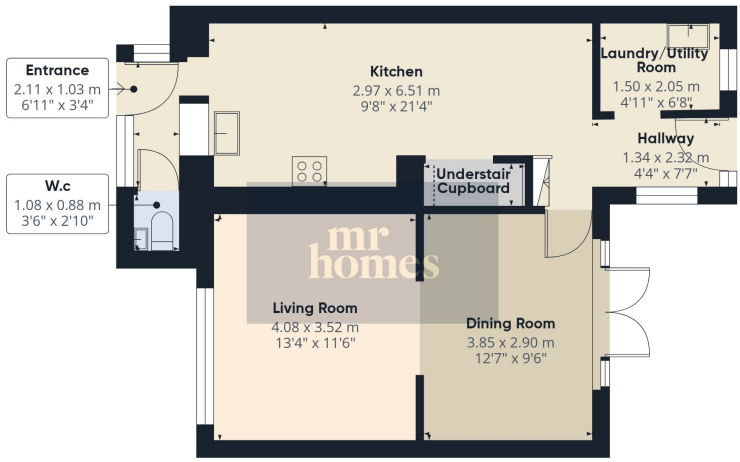
Existing Planning Permission
N/a

Coalfield or Mining
N/a

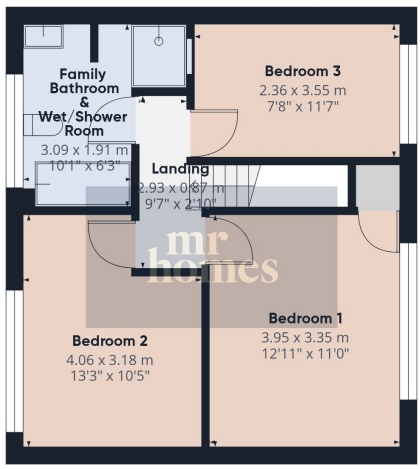




FLOORPLAN



Ground Floor



1st Floor



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Approximate total area(1)

99.5 m²

1071 ft²

Reduced headroom

1.2 m²

13 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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