



St Fagans Rise, Fairwater, Cardiff. CF5 3HB

- NO CHAIN
- 3 BEDROOMS
- MAISONETTE ARRANGED OVER TWO FLOORS
- SINGLE GARAGE 8'0" (w) x 15'8" (l)
- WRAP-AROUND BALCONY TO PRIMARY BEDROOM
- NEWLY FITTED SHOWER ROOM
- uPVC DOUBLE GLAZING & GAS CENTRAL HEATING: BAXI 800 COMBI BOILER (FITTED NEW c.2023)
- CLOSE TO SHOPS, CAFES & GENERAL AMENITIES OF FAIRWATER GREEN
- EXCELLENT TRANSPORT LINKS - BUS STOPS ON ST FAGANS RD, WAUNGRON RAILWAY STATION (0.8m/18min walk)
- LEASEHOLD: 99 YEARS FROM 29/09/1963 = 36 FULL YEARS REMAINING (CASH BUYERS SOUGHT)



PROPERTY DESCRIPTION

Offering a delightful blend of space and convenience, this charming 3-bedroom maisonette is arranged thoughtfully over two floors, presenting an ideal family home or investment opportunity in Fairwater. Boasting a spacious single garage measuring 8'0" by 15'8", a recently fitted modern shower room, and a cozy gas central heating system with a new Baxi 800 combi boiler installed circa 2023, this property is ready for you to move straight in. The primary bedroom benefits from a bright wrap-around balcony, perfect for enjoying your morning coffee or relaxing in the evening. With no onward chain and 36 years remaining on the lease, this maisonette is particularly appealing to cash buyers seeking a swift purchase.

Situated in the vibrant Fairwater area, the property enjoys close proximity to the local shops, cafes, and essential amenities of Fairwater Green, providing day-to-day convenience at your doorstep. Excellent transport links are available with frequent bus stops nearby on St Fagans Road and Waungron Railway Station just an 18-minute walk away, offering easy access to Cardiff and beyond.

Inside, the accommodation comprises a generous, welcoming reception room that offers versatile living and entertaining space. The Guest WC provides added practicality for the family and visitors alike. The kitchen/diner is well-proportioned but needing modernisation. Three comfortable bedrooms are spread over the first floor, with the main bedroom opening onto the wrap-around balcony for added outdoor space. The newly fitted shower room is clean and modern and complements the overall layout of the property.

This maisonette presents a wonderful opportunity to own a well-maintained, spacious home in a thriving community. With its convenient location, no chain, and attractive features, it's a property not to be missed. Arrange a viewing today and make this lovely Fairwater home yours.



ROOM DESCRIPTIONS

Entrance Hall

3' 4" x 12' 8" (1.02m x 3.86m)

Guest WC

2' 5" x 4' 5" (0.74m x 1.35m)

Kitchen/Diner

8' 6" x 12' 9" (2.59m x 3.89m)

Living Room

14' 10" x 11' 11" (4.52m x 3.63m)

First Floor Landing

3' 0" x 9' 1" (0.91m x 2.77m)

Bedroom 1

8' 7" x 15' 1" (2.62m x 4.60m)

Balcony

12' 2" MAX x 2' 11" MIN
(3.71m x 0.89m)

Bedroom 2

9' 9" x 8' 7" (2.97m x 2.62m)

Bedroom 3

6' 0" x 9' 9" (1.83m x 2.97m)

Bathroom

5' 11" x 5' 5" (1.80m x 1.65m)

Garage

8' 0" x 15' 8" (2.44m x 4.78m)



MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Communal.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: Not suitable for wheelchair users.

EPC Rating: E (53)

Has the property been flooded in last 5 years? No

Flooding Sources:

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

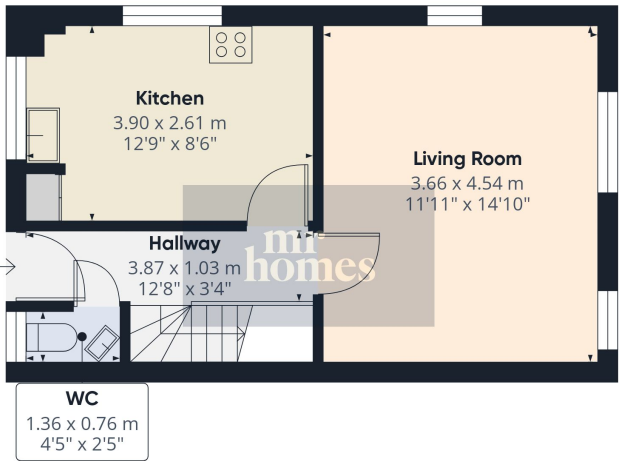
Mobile Signal

Please see Ofcom coverage checkers:

Construction Type

Standard





Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

64.1 m²
690 ft²

Balconies and terraces

3.9 m²
42 ft²

(1) Excluding balconies and terraces

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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