

Ashcroft Crescent

Fairwater, Cardiff CF5 3RL

- Mid-Terrace House
- Three Bedrooms
- Open Plan Lounge/Diner
- Modern Fitted Kitchen
- Four Piece Bathroom Suite
- Generous Rear Garden
- Off Street Parking Potential
- EP C -

Guide price £250,000

www.hern-crabtree.co.uk



A truly superb three bedroom mid-terrace house that has been transformed by the current owners. A contemporary, yet homely renovation with an open plan lounge/kitchen/diner taking centre stage, placed in this sought after street, this home will certainly be popular.

The stylish accommodation briefly comprises: Entrance Hall, Open Plan Lounge/Diner/Kitchen and a Utility Room to the ground floor. To the first floor are Three Bedrooms and a contemporary four piece Bathroom suite. The property further benefits from a good size rear garden and the potential for off street parking.

Ashcroft Crescent is set in a prime location and is close to local shops and amenities as well as Fairwater Leisure Centre and Rugby Club. There are very good local schools and also good public transport links to and from Cardiff City Centre. Be quick!

Entrance

Entered via double glazed pvc front door with matching double glazed window, stairs to the first floor with understairs storage alcove, vertical radiator, wood laminate flooring, door to :

Utility Room 12'11 x 4'11 (3.94m x 1.50m)

Double obscure glazed door, plumbing for washing machine, space for condensing tumble dryer, vinyl flooring.

Kitchen/Diner/Lounge 21'4 max x 21'3 max (6.50m max x 6.48m max)

An L shaped room with double glazed windows to the front, wood laminate flooring, two vertical radiators, fireplace with alcove, double glazed sliding patio doors to the rear and double glazed window to the rear.

kitchen is fitted with wall and base units with work tops over, one and a half bowl ceramic sink and drainer with swan neck mixer tap, integrated four ring electric hob with cooker hood above and oven, integrated Beko dishwasher, space for American style fridge/freezer, concealed Gloworm combination boiler, breakfast bar.

Landing

Access to loft space, ** we have been advised that the seller has planning permission for a loft conversion **

Bedroom One 12'9 x 10'11 (3.89m x 3.33m)

Double glazed window to the front, radiator, built in wardrobe, coved ceiling.



Bedroom Two 10'5 max x 13'6 max (3.18m max x 4.11m max)
Double glazed window to the rear, radiator, coved ceiling.

Bedroom Three 7'9 max x 11'8 max (2.36m max x 3.56m max)
Double glazed window to the front, radiator, built in wardrobe.

Bathroom 10' max x 6'2 max (3.05m max x 1.88m max)
Double obscure glazed window to the rear, a four piece suite comprising, walk in style shower with plumbed shower and glass screen, w.c, wash hand basin and bath with mixer tap and shower head attachment, chrome heated towel rail, extractor fan, half

tiled walls, tiled flooring.

Rear Garden

Enclosed rear garden, lawn, patio and mature hedges, outside cold water tap, outside security light.

Front

Drop kerb for off street parking, (vendor has had permission) central path and steps to front door.

Tenure

We have been advised by the seller that the property is freehold.

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