

# Ashcroft Crescent

Fairwater, Cardiff CF5 3RP

- No Chain!
- Semi-Detached
- Three Bedrooms
- Two Reception Rooms
- Large Front & Rear Gardens
- Off Street Parking & Garage
- Excellent Potential
- EPC - D

Guide price £250,000

[www.hern-crabtree.co.uk](http://www.hern-crabtree.co.uk)



No chain. Set on this generous size plot is this three bedroom semi-detached house located in this prime position in Fairwater. Offering huge potential and very much a blank canvas, this is perfect for the next occupier to put their stamp on!

The current accommodation briefly comprises: Entrance Hall, Cloakroom, Fitted Kitchen, Dining Room and Outbuilding to the ground floor. To the first floor are Three bedrooms and a Shower Room. The property further benefits from a large front and rear gardens as well as a work shop, off street parking for multiple vehicles and a garage.

Ashcroft Crescent is set in a quiet 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

Porch to front. Sliding double glazed doors to front into small porch.

## Hallway

Stairs to first floor. Radiator. Double glazed windows to side. Under stairs storage cupboard.

## Cloakroom

Low level w/c. Obscure window to the side.

**Lounge** 13'9" max x 12'11" max (4.19m max x 3.94m max)

Double glazed window to front. Radiator. Gas fireplace.

**Kitchen** 7'6" max x 8'5" (2.29m max x 2.57m)

Double glazed window to the rear. Wall and base units. Stainless steel sink and drainer. Space and plumbing for washing machine. Integrated four ring gas hob and integrated oven with cooker hood. Space for low level fridge. Vinyl floor. Tiled splash back.

**Dining Room** 10'3" x 11'11" (3.12m x 3.63m)

Double glazed sliding patio doors to the rear garden. Gas fireplace.

## Outer Lobby

Pvc roof offering shelter with pvc door to front and rear. Door into garage.

## FIRST FLOOR

Stairs from entrance hall with wooden hand rail and banister.

## Landing



Pvc window to side on half landing. Loft access hatch.

**Bedroom One** 11'1" max x 11'2" max (3.38m max x 3.40m max)

Double glazed window to front. Radiator. Built in wardrobe.

**Bedroom Two** 10' x 11'11" (3.05m x 3.63m)

Double glazed window to the rear. Radiator.

**Bedroom Three** 6'9" x 8'3" (2.06m x 2.51m)

Double glazed window to the rear. Radiator. Fitted wardrobes.

### **Shower Room 5'7" x 6'6" (1.70m x 1.98m)**

Obscure double glazed window to the side. Double shower with electric shower. W/c and wash hand basin. Half tiled walls. Radiator.

## **OUTSIDE**

### **Front**

Lawn and paved driveway. Door to outer lobby.

### **Rear**

Enclosed rear garden. Mainly laid to lawn. Paved patio. Large out building. Mature shrubs. Two glass green houses.

### **Garage 9'1" max x 23'1" max (2.77m max x 7.04m max)**

Up and over door. Power and light. Space for further appliances. Window looking out to further out building.



