

Poplar Road

Fairwater, Cardiff CF5 3PT

- Mid-Terrace House
- Four Bedrooms
- Open Plan Lounge/Diner
- Fitted Kitchen
- Utility Room
- Private Rear Garden
- Off Street Parking
- EPC -

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A light and spacious four bedroom mid-terrace family home located close to local shops and amenities in Fairwater. The accommodation briefly comprises: Entrance Hall, Utility Room, Open Plan Lounge/Diner and Fitted Kitchen to the ground floor. To the first floor are Four Bedrooms and a Family Bathroom. The property further benefits from good size front and rear gardens as well as off street parking. Poplar Road 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 and book early!

Entrance Hall

Entered via double glazed pvc front door with stained glass window, radiator, stairs to the first floor, wood laminate flooring.

Utility Room 5'1 x 14'6 (1.55m x 4.42m)

Double glazed pvc door leading out to the front, wall and base units, utility meters.

Kitchen 11' x 7'1 (3.35m x 2.16m)

Double glazed window to the rear, double glazed pvc back door, kitchen is fitted with a range of wall and base units with work tops over, one and a half bowl sink and drainer with mixer tap, four ring electric hob with cooker hood above and double oven and grill, plumbing for washing machine, space for base fridge.

Lounge/Diner 23'3 max x 13'3 (7.09m max x 4.04m)

Double glazed pvc bay window to the front, two radiators, double glazed sliding patio doors leading out to the garden, gas fireplace with granite hearth and surround.

Landing

Stairs from the hall with wooden handrail, access to loft space.

Bedroom One 11'1 x 9'11 (3.38m x 3.02m)

Double glazed window to the front, radiator, fitted wardrobes.

Bedroom Two 11'6 max x 10'2 max (3.51m max x 3.10m max)

Double glazed window to the rear, radiator, airing cupboard with Worcester gas combination boiler.

**Bedroom Three 8' max x 8'11 max (2.44m max x 2.72m max)**

Double glazed window to the front, radiator.

Bedroom Four 6'2 max x 12'6 max (1.88m max x 3.81m max)

Double glazed window to the rear, radiator.

Bathroom 7'7 x 5'6 (2.31m x 1.68m)

Two double glazed windows to the rear, fitted with bath with mixer tap and shower and glass splashback screen, w.c and vanity wash hand basin, radiator, half tiled walls and tongue and groove panelling, wood laminate flooring.

Rear Garden

Enclosed rear garden, lawn , paved patio, mature shrubs, trees and raised flower borders, outside cold water tap, outside w.c., outside light.

Front

Drop kerb for off street parking, low rise wall, wrought iron double gates.

Tenure

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

