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SALES & LETTINGS



Gorse Place
Fairwater, Cardiff
CF5 3HP

Offers Over £225,000
Freehold

Gorse Place, Fairwater, Cardiff, CF5 3HP

- NO CHAIN
- 3 BEDROOM END OF TERRACE
- DRIVEWAY
- FRONT & REAR ENCLOSED GARDENS
- 2 RECEPTION ROOMS
- DISABLED ACCESS SHOWER ROOM
- OUTBUILDING WITH POWER & LIGHT
- uPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- FREEHOLD



MR HOMES
REAL ESTATE

NO CHAIN - 3-BEDROOM END OF TERRACE - DRIVEWAY - ENCLOSED FRONT AND REAR GARDENS - REAR GARDEN PROVIDES OUTBUILDING WITH POWER AND LIGHT - ORIGINAL OUTBUILDING WITH STORAGE AND OUTSIDE WC - 2 RECEPTION ROOMS - RECENTLY FITTED DISABLED ACCESS SHOWER ROOM - uPVC DOUBLE GLAZING - GAS CENTRAL HEATING – FREEHOLD



Tenure: Freehold

EPC Rating: C

Council Tax Band: D

Mains Electricity and Gas. Mains Water and Sewerage connected to Mains Drains.

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Outside Front

Block paved driveway leads to front porch; area laid to lawn to side; timber gate to side provides access to Rear Garden

Entrance Porch

2' 10" x 5' 8" (0.86m x 1.73m)

Accessed via uPVC front door with leaded obscured DG panel; tiled flooring; uPVC DG window to front



Entrance Hall

11' 2" x 5' 7" MAX (3.40m x 1.70m)

Accessed from porch via uPVC door with obscured DG panel; laminate wood flooring; radiator; under stairs storage cupboard housing RCD Consumer unit, electricity and gas metres; access to Living Room and Kitchen; stairs rise to first floor; uPVC DG window to side

Living Room

11' 0" x 13' 7" (3.35m x 4.14m)

Laminate wood flooring; radiator; BAXI Baroque Super feature fireplace with hearth, surround and mantle piece; uPVC DG window to front

Kitchen

10' 10" x 9' 3" (3.30m x 2.82m)

Tiled flooring; partially tiled walls; matching wall and base units with worktops over and tiled splash backs; Leisure composite sink with draining board and mixer tap; integrated Homark 4-ring gas hob with extractor hood over; integrated oven and grill; BAXI Duo-etc gas central heating Combi boiler; access to Dining Room; access to Rear Garden via uPVC door with obscured DG panel; uPVC DG window to side



Dining Room

9' 8" x 9' 10" (2.94m x 2.99m)

Laminate wood flooring; radiator; uPVC double French doors provide access to the Rear Garden

First Floor Landing

9' 0" MAX x 8' 2" MAX (2.74m x 2.49m)

Carpeted; storage cupboard; access to all Bedrooms and Shower Room; access hatch to loft; uPVC DG window to side

Bedroom 1

10' 11" x 10' 2" MIN (3.32m x 3.10m)

Carpeted; radiator; uPVC DG window to front

Bedroom 2

9' 8" PLUS STORAGE x 11' 2" (2.94m x 3.40m)

Carpeted; built-in cupboard; radiator; uPVC DG window to rear

Bedroom 3

7' 3" x 8' 11" (2.21m x 2.72m)

Carpeted; radiator; in-built over stairs storage cupboard; uPVC DG window to front



Disabled Access Shower Room

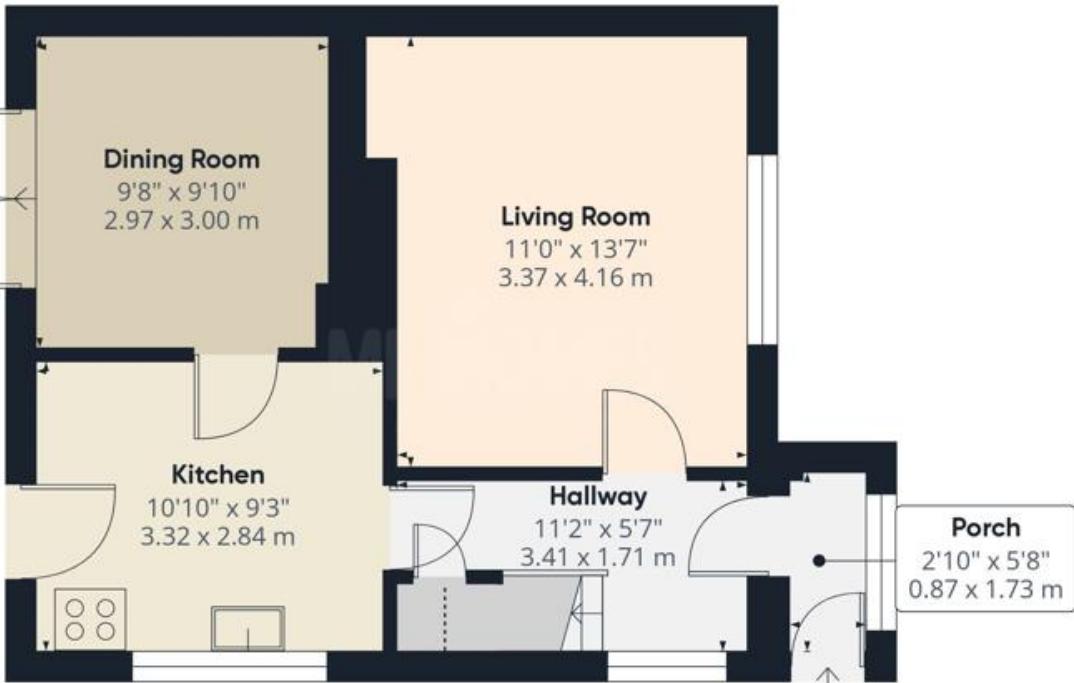
5' 3" x 7' 11" (1.60m x 2.41m)

Non-slip flooring; fully tiled walls; ladder-style radiator; pedestal wash hand basin with mixer tap; WC; disabled access shower with fold down seat and retractable gate with AKW electric shower and shower rail with curtain; Nuaire extractor fan; uPVC obscured DG window to rear

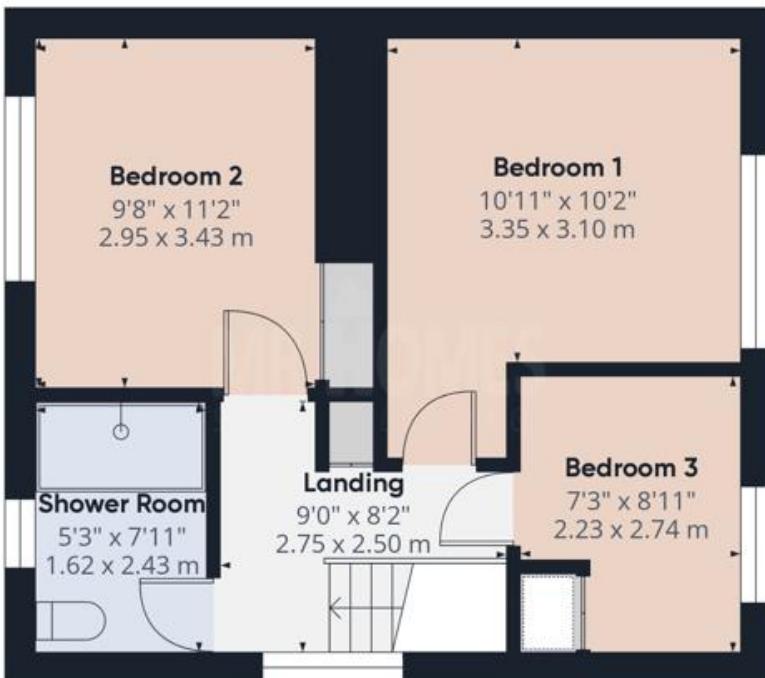
Rear Garden

Patio area outside Dining Room laid to paving slabs area beyond with stone clippings, beyond this is an area laid to lawn before a final patio area laid to paving slabs at rear; remainder laid to concrete; original outbuilding of brick construction with outside WC and storage area; secondary outbuilding of concrete and timber construction with power and light; side access to front via timber gate





Floor 0 Building 1



Floor 1 Building 1

Approximate total area: 828.38 ft² / 76.96 m²

Reduced headroom: 3.26 ft² / 0.3 m²

Reduced headroom: ----- Below 5 ft / 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.

This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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