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MR HOMES
SALES & LETTINGS



Peach Place Fairwater
Cardiff CF5 3PL

Guide Price £260,000 to £270,000
Freehold

Peach Place, Fairwater, Cardiff, CF5 3PL

Overview

- Sought After Location
- Mid-Terrace Family House
- Two Reception Rooms
- Spacious Fitted Kitchen
- Three Double Bedrooms
- 4 Piece Suite Bathroom
- Close To Local Shops And Amenities
- Front & Rear Gardens
- Freehold
- No Onward Chain



MR Homes are delighted to be instructed for clients looking to sell their mid-terrace family house that has been used as a rental investment over the last few years. The property is tucked away in the heart of Fairwater, and Fairwater Green and its range of shops which include a Co-Op, Spa, Barbers Cafe and popular gastro pub are a short walk away. There a range of buses close by and Waungron Park train station is a 10 minute walk away.

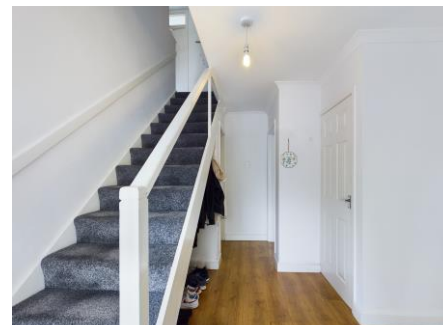
The accommodation comprises on an enclosed front garden, entrance hallway, sitting room, dining room, kitchen breakfast room, three double bedrooms and a spacious 4 piece suite bathroom. The rear garden has direct access from Plasmawr Road and provides off street parking. The property is offered in well maintained condition, is offered freehold and with no onward chain .

If you would like further information or arrange to book a viewing please call MR Homes on 02920 204555.

EPC Rating = C. Council Tax Band = D.

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FREE MORTGAGE ADVICE AVAILABLE
UPON REQUEST...



Approach

To the front of the property is an enclosed front garden with shrub and lawn borders, path to the front door

Kitchen/Breakfast Room 15' 9" x 10' 1" (4.80m x 3.07m)

Double glazed door and window to front and further window to side. With a range of wall mounted and floor base units and drawers, roll top work surfaces over, inset stainless sink, mixer tap and drainer, tiled splash backs. Integrated 4 ring gas, fan assisted oven, Space for washing machine and fridge freezer. Wall mounted radiator, tiled floor, power points, door to

Hallway 9' 6" x 10' 8" (2.89m x 3.26m)

Double glazed door and window to rear, stairs with fitted carpet lead to the first floor, storage cupboard, wood laminate flooring, doors to

Sitting Room 11' 9" x 13' 5" (3.57m x 4.10m)

Double glazed window to front, coving to ceiling, wall mounted bracket to secure a flat screen tv, wall mounted radiator, wood laminate flooring, power points, folding dividing doors into

Dining Room 9' 7" x 12' 10" (2.92m x 3.91m)

Double glazed window to rear, coving to ceiling, wall mounted radiator, wood laminate flooring, power points

First Floor Landing 4' 0" x 9' 7" (1.22m x 2.91m)

Access to loft hatch, fitted carpet, doors to

Bedroom One 11' 1" x 12' 10" (3.39m x 3.92m)

Double glazed window to rear, built in storage cupboard, wall mounted radiator, fitted carpet, tv and power points

Bedroom Two 10' 6" x 13' 5" (3.21m x 4.09m)

Double glazed window to front, built in storage cupboard, wall mounted radiator, fitted carpet, tv and power points

Bedroom Three 11' 10" x 8' 7" (3.61m x 2.61m)

Double glazed window to rear, wall mounted radiator, fitted carpet, tv and power points

Family Bathroom 6' 0" x 9' 10" (1.84m x 3.0m)

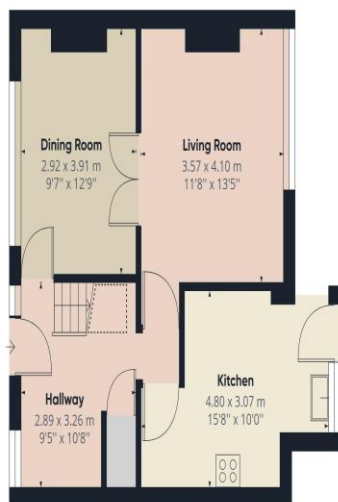
Frosted Double glazed window to rear. A suite to include a walk in shower cubicle with electric power shower, panel enclosed bath with mixer tap and hand held shower attachment, pedestal hand wash basin, close coupled wc, wall mounted chrome ladder style heated towel rail, inset spotlights, fully tiled

Rear Garden

The rear garden has dual use as it can be used as a full time garden or has the added advantage of an electric up and over shutter which provides off road parking via Plasmawr Road



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. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



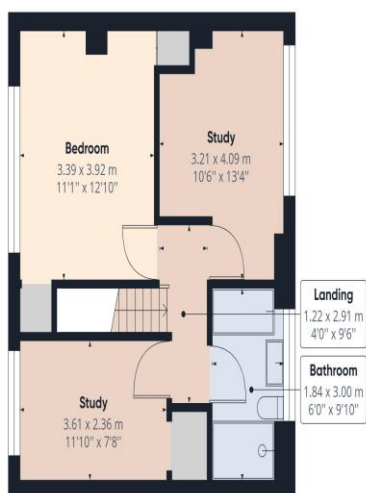
Floor 0 Building 1

Approximate total area⁽¹⁾

1007.62 ft²
93.61 m²

Reduced headroom

13.36 ft²
1.24 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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CARDIFF WEST

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