



16 Hirst Crescent, Cardiff

Freehold

**** THREE BEDROOM SEMI DETACHED FAMILY HOUSE **** A spacious three bedroom semi detached family house in a convenient location, close to amenities and transport links. Entrance hallway, large lounge, spacious kitchen and dining room with french doors to the rear garden, utility room, inner lobby and storage room to rear. To the first floor are three bedrooms and a family bathroom with shower over bath. Gas central heating. Double glazing. Deck relaxation and lawned rear garden. Driveway to front. EPC Rating: tbc
Council Tax band: TBD

Tenure: Freehold

LOCATION

The property is situated in the popular suburb of Fairwater with a variety of local amenities. Fifteen minute walk to Llandaff. There are regular bus and train services and the property is within easy commuting distance of Cardiff City Centre. There are schools at all levels and easy access to the M4 motorway.

ENTRANCE HALLWAY

Approached via a composite entrance door leading to the entrance hallway. Staircase leading to the first floor. Under stairs storage. Laminate flooring. Radiator.

LOUNGE

Dimensions: 15' 0" x 14' 6" (4.59m x 4.43m). Overlooking the entrance approach, a good sized primary reception. Adjoining door to kitchen and diner. Radiator.

KITCHEN AND DINER

Dimensions: 21' 1" x 10' 0" (6.45m x 3.06m). Well appointed along four sides in light panelled fronts beneath laminate worktop surfaces. Inset sink with side drainer. Inset four ring induction hob with curved glass cooker hood above. Integrated oven. Integrated slim line wine cooler. Space for American style fridge freezer. Integrated dishwasher. Matching range of eye level wall cupboards. Worktop breakfast bar. Cupboard housing the 'Ideal Logic' combi gas central heating boiler. Ample space for family dining table. French doors to rear garden. Window to rear. Door to lounge. Quality tiled flooring. Radiator.

UTILITY ROOM

Dimensions: 5' 10" x 5' 5" (1.80m x 1.67m). With uPVC door to front. Storage shelves. Plumbing for washing machine and space for tumble dryer. Continuing to the inner lobby with door to rear garden and access to the rear storage.

REAR STORAGE

Dimensions: 5' 8" x 5' 9" (1.75m x 1.76m). With power and lighting.

FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the central landing area. Access to roof space. Cupboard with shelving. Obscured glass window to side.

BEDROOM ONE

Dimensions: 12' 5" x 11' 11" (3.79m x 3.65m). With two windows to front, an excellent sized primary bedroom. Radiator.

BEDROOM TWO

Dimensions: 14' 8" x 10' 1" (4.48m x 3.08m). Overlooking the rear garden, a second double bedroom. Radiator.

BEDROOM THREE

Dimensions: 9' 2" x 7' 10" (2.80m x 2.39m). Aspect to front, a good sized third bedroom. Radiator.

FAMILY BATHROOM

Dimensions: 6' 5" x 5' 7" (1.97m x 1.71m). White suite comprising low level wc, vanity wash basin with storage below, p-shaped bath with chrome shower above. Full wall tiling. Obscured glass window to side. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

Large timber decked relaxation area leading down to an area of lawn. Timber storage shed. Outside tap.

FRONT GARDEN

Area of lawn and pathway to front. Driveway with parking for one car.



