

FOR SALE

Finchley Road

Fairwater, Cardiff, CF5 3AX

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GUIDE PRICE

£310,000

3 BEDROOMS

817 SQ FT

CHAIN FREE

END OF TERRACE

GARAGE

GENEROUSLY SIZED REAR GARDEN

THREE BEDROOMS

OFF ROAD PARKING

SCOPE TO MODERNISE & EXTEND



THE PROPERTY

An exciting opportunity to acquire a three-bedroom end-of-terrace home in the popular residential area of Fairwater, Cardiff. Offered for sale with no onward chain, this property boasts approximately 953 sq. ft. of accommodation, a generous rear garden, off-road parking and excellent potential to extend, subject to the necessary planning permissions.

Occupying an end-of-terrace position, the property offers fantastic scope for buyers looking to create a home tailored to their own tastes and requirements. With well-proportioned accommodation throughout, there is plenty of potential to modernise, reconfigure or extend the existing layout to create additional living space.

Externally, one of the property's standout features is its generously sized garden, offering an excellent space for outdoor entertaining, family activities or future landscaping. The property also benefits from a driveway providing off-road parking, along with space for a garage, adding further practicality and potential.

Situated in the well-established Fairwater area of Cardiff, the property is conveniently located for local shops, schools, parks and transport links, with easy access to Cardiff city centre and surrounding areas.

Offered with no onward chain, this is a fantastic opportunity for families, first-time buyers and those seeking a property with room to grow.

INSIDE



ACCOMMODATION

LIVING ROOM	3.35m x 3.78m
DINING ROOM	3.25m x 3.76m
KITCHEN	1.96m x 4.32m
BEDROOM ONE	3.35m x 3.78m
BEDROOM TWO	3.35m x 3.76m
BEDROOM THREE	1.96m x 3.81m

SCHOOL CATCHMENT

My English medium primary catchment area is Fairwater Primary School My English medium secondary catchment area is Cantonian High School My Welsh medium primary catchment area is Ysgol Gymraeg Coed-Y-Gof My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr

PROPERTY TYPE	HOUSE
INTERNAL AREA	817 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND E
EPC RATING	67 · POTENTIAL 79

Finchley Road



Total Area: 88.5 m² ... 953 ft²

All measurements are approximate and for display purposes only



Ruby Ledley

SALES VALUER

PONTCANNA BRANCH

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SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 223–225 Cathedral Road, Pontcanna, Cardiff, CF11 9PP. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreygross.co.uk