

FOR SALE

Wroughton Place

Fairwater, Cardiff, CF5 4AB

FAIRWATER, CARDIFF

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ASKING PRICE

£265,000

3 BEDROOMS

1 BATHROOM

3 RECEPTIONS

1,175 SQ FT

3 BEDROOMS

2 BATHROOMS

LARGE GARDEN



THE PROPERTY

JeffreyRoss are delighted to offer this charming semi-detached house located in the peaceful area of Wroughton Place, Fairwater. This delightful property boasts an impressive 1,175 square feet of excellent living space, making it an ideal family home.

As you enter, you will find two spacious reception rooms that offer versatility for various uses, whether it be a cosy lounge, a formal dining area, or a playroom for the children. The three well-proportioned bedrooms provide ample space for rest and relaxation, ensuring comfort for the whole family. The property further offers family bathroom, downstairs and second, upstairs shower room.

One of the standout features of this property is the large, low-maintenance garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. This outdoor space is ideal for family gatherings or quiet evenings under the stars.

Situated in a quiet spot between Ely and Fairwater, this home offers a serene environment while still being close to local amenities and transport links. The combination of a tranquil setting and spacious living areas makes this property a wonderful opportunity for those seeking a great family home.

INSIDE



ACCOMMODATION

COUNCIL TAX BAND
D

PROPERTY TYPE	HOUSE - SEMI-DETACHED
INTERNAL AREA	1,175 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND <i>D</i>

Wroughton Place, Fairwater



Total Area: 109.2 m² ... 1175 ft²

All measurements are approximate and for display purposes only



Jon Hooper-Nash

LETTINGS DIRECTOR FOR SOUTH WALES
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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. jeffreycross.co.uk