

FOR SALE

Everswell Road

Fairwater, Cardiff, CF5 3DJ

FAIRWATER, CARDIFF

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ASKING PRICE

£325,000

3 BEDROOMS

1 BATHROOM

2 RECEPTIONS

877 SQ FT

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3 BEDROOM SEMI - DETACHED
FAMILY HOME

PRIVATE DRIVEWAY PARKING

FIRST CLASS PRIMARY AND
SECONDARY SCHOOL CATCHMENT

LARGE PLOT - ROOM TO EXTEND

SOLD CHAIN FREE

AIR CONDITIONING 1 X FRONT
ROOM, 2 X BEDROOMS

RECENTLY LANDSCAPED REAR
GARDEN

EXCELLENT TRANSPORT LINKS

CLOSE TO AMENETIES



THE PROPERTY

Sold as a chain free located on the picturesque Everswell Road in Cardiff, this charming semi-detached house presents an exceptional opportunity for those seeking a comfortable and inviting home. Spanning 877 square feet, the property features two delightful reception rooms, perfect for unwinding or entertaining friends and family. The well-designed layout includes three generously sized bedrooms, offering ample space for a growing family or the option to create a home office.

Natural light floods the interior, enhancing the warm and welcoming atmosphere throughout the home. Additionally, the front room downstairs, and both of the larger bedrooms are equipped with air conditioning, ensuring comfort during warmer months. The single bathroom is thoughtfully appointed, catering to the demands of modern living.

Outside, the recently landscaped garden is a true highlight, complete with new fencing that provides privacy and a lovely space for outdoor activities or relaxation. The property also boasts the convenience of private driveway parking, a valuable asset in this desirable area.

Situated within easy reach of local amenities, schools, and transport links, this semi-detached house is ideally suited for families and professionals alike. With its appealing features and prime location, this residence on Everswell Road is a wonderful opportunity for anyone looking to settle in Cardiff. Do not miss the chance to make this delightful property your new home.

INSIDE



ACCOMMODATION

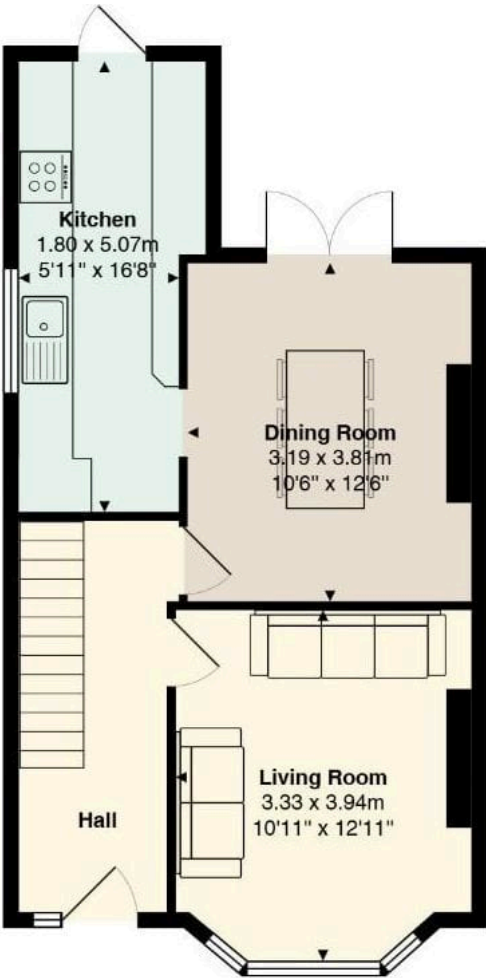
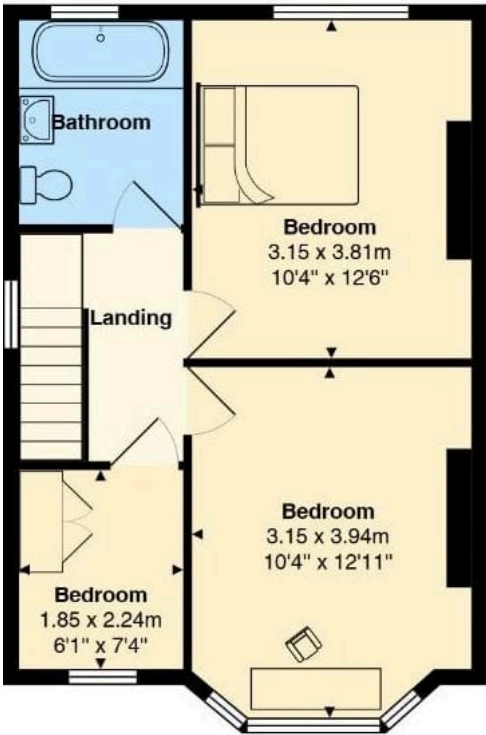
LIVING ROOM	3.33 x 3.94
DINING ROOM	3.19 x 3.81
KITCHEN	1.80 x 5.07
BEDROOM	3.15 x 2.94
BEDROOM	3.15 x 3.81

SCHOOL CATCHMENT

English primary catchment area is Fairwater Primary School Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed. Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. English medium secondary catchment area is Cantonian High School Welsh medium primary catchment area is Ysgol Gymraeg Coed-Y-Gof Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed. Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr

PROPERTY TYPE	HOUSE - SEMI-DETACHED
INTERNAL AREA	877 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND D · ABOUT £2,013 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	61 · POTENTIAL 74

Everswell Road



Total Area: 81.5 m² ... 877 ft²

All measurements are approximate and for display purposes only



Ollie Vincent

AREA VALUER / NEGOTIATOR

PONTCANNA BRANCH

029 2049 9680

223–225 CATHEDRAL ROAD, PONTCANNA, CARDIFF, CF11 9PP

jeffreyross.co.uk



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. jeffreyross.co.uk