



25 Peach Place, Fairwater
Cardiff

Offers Over **£230,000**

**fortis**



25 Peach Place

Fairwater, Cardiff

3-bed end of terrace house in a tranquil cul-de-sac. Bright living area, modern bathroom. Low-maintenance garden. Ideal family home with inviting charm.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Immaculate Three Bedroom Family Home
- Bright and Spacious Living / Diner
- Four Piece Bathroom Suite
- Low - Maintenance & Enclosed Garden
- Quiet Cul-De-Sac
- Viewing Highly Recommended



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Hallway

Enter the property through glass uPVC French doors into a spacious and welcoming hallway. The area features convenient fitted cupboards for ample storage, complemented by laminate flooring. A radiator provides warmth and a pendant light fitting adds light. A staircase leads to the first floor, and doors give access to the utility room and kitchen, creating a functional and inviting entryway.

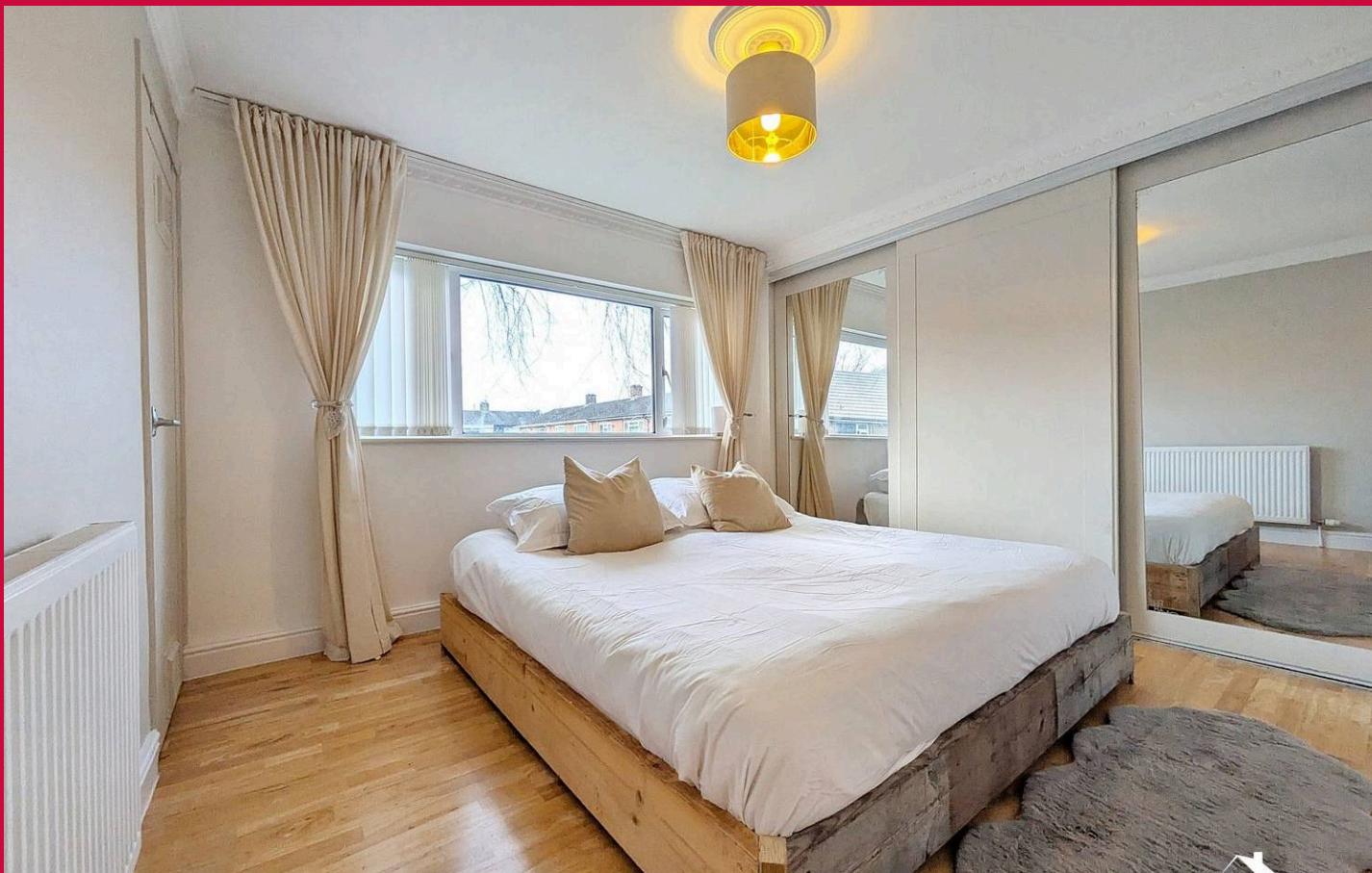
Kitchen

This bright and spacious kitchen is designed for both style and functionality. It features gloss white base and wall cabinets with sleek laminate work surfaces and matching upstands. The kitchen is equipped with a wall-mounted oven and grill, a four-ring gas hob with an extractor hood overhead, and a striking feature splashback. A stainless steel sink with a drainer and mixer tap adds practicality, while there is ample space to accommodate an American-style fridge/freezer. The tiled flooring complements the modern aesthetic, and natural light floods in through double-glazed windows to the front. A uPVC door with obscured glass provides access to the front garden.

Living/Diner

This large, warm, and bright lounge offers a beautifully neutral space, created by merging two rooms into one. The room boasts two charming feature brick fireplaces, each with tiled hearths and wooden mantles, adding character and a cozy ambiance. Between the fireplaces, a bespoke wooden bench with built-in storage provides both functionality and style. A large double-glazed window to the front and sliding patio doors to the rear allow natural light to fill the room. The space is enhanced by laminate flooring, two pendant light fittings, a radiator, and multiple power sockets, making it as practical as it is inviting.





Utility

A practical and functional utility space designed for everyday convenience. It includes dedicated space for both a washing machine and a tumble dryer. Wooden benches provide ample storage options and a handy surface for sorting and folding laundry, making it a highly efficient area for household tasks. Complete with pendant light, power sockets and double glazed window.

Landing

A cozy carpeted landing featuring a pendant light and a loft hatch for additional storage access. Doors lead to:

Bedroom One

A bright and airy bedroom designed for comfort and practicality. The room features a full wall of built-in cupboards, offering excellent storage solutions. It is finished with laminate flooring, a pendant light, and a radiator for warmth. Multiple power sockets are conveniently placed, and a large double-glazed window allows natural light to illuminate the space.

Bedroom Two

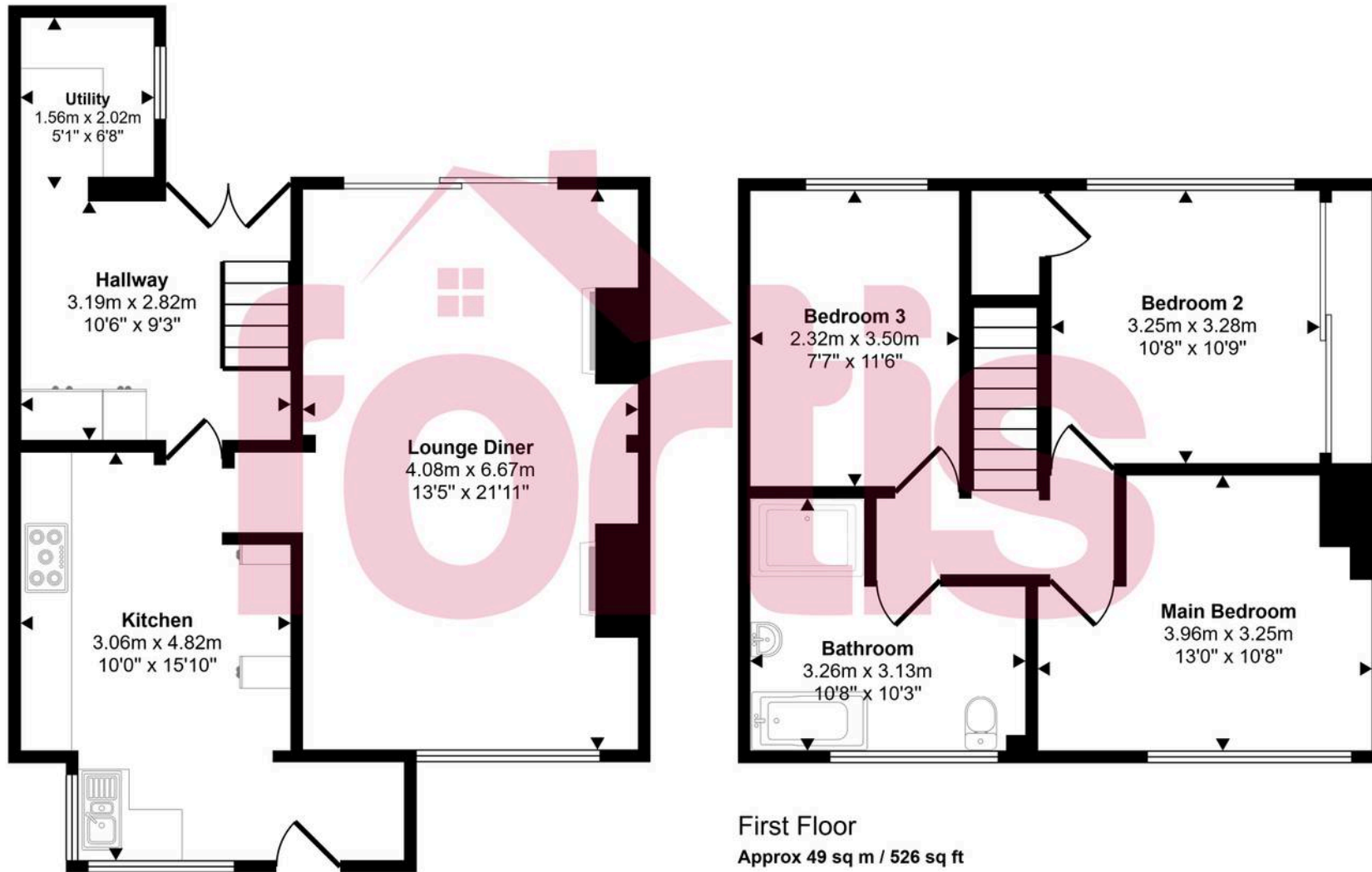
A generously sized double bedroom with a cozy carpeted floor, perfect for relaxation. The room is equipped with a pendant light, radiator, and multiple power sockets for convenience. A large double-glazed window allows ample natural light to brighten the space.

Bedroom Three

A spacious single bedroom with a soft carpeted floor, creating a warm and comfortable atmosphere. The room includes a pendant light, multiple power sockets, and a double-glazed window that provides natural light and a pleasant view.



Approx Gross Internal Area
106 sq m / 1145 sq ft



Ground Floor
Approx 58 sq m / 619 sq ft

First Floor
Approx 49 sq m / 526 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Bathroom

A luxurious bathroom featuring a modern four-piece suite. It includes a spacious walk-in shower with a thermostatic shower and sleek glass screen, alongside a bath with a mixer tap and central filler for a spa-like experience. The round wash basin with a mixer tap and a low-level WC with a hidden cistern add to the contemporary design. The space is beautifully finished with warm mosaic tiling, complementing the tiled flooring. Additional features include a chrome towel rail, recessed downlights, and a large double-glazed window with obscured glass for privacy while allowing natural light.

Garden

A low-maintenance and fully enclosed outdoor space, primarily laid to astroturf for year-round greenery. The garden features paved flooring that extends from the house's patio doors and leads to a rear access gate, providing practicality and ease of use. Additional storage is provided by a sturdy wood and brick shed, making this garden both functional and inviting.

ON STREET

