





5 Limeslade Close, CF5 3BD

£170000.00

Virtual Tour: <https://bit.ly/>

#### Entrance Hall

Enter via a uPVC front door with partial glass, into a bright hallway with double glazed window to the side. Access to kitchen and living room. Complete with a radiator and storage cupboard.

#### Kitchen

Fitted with a range of wall and base cabinet and drawer units with work surfaces over. Stainless steel inset sink with drainer and mixer tap. Tiled splash back completes the fittings with spaces for appliances.

#### Living Room

A spacious living room with spiral staircase to first floor. Double glazed french doors bring light into the room and access to the rear, enclosed garden. Complete with radiator.

#### Bedroom One

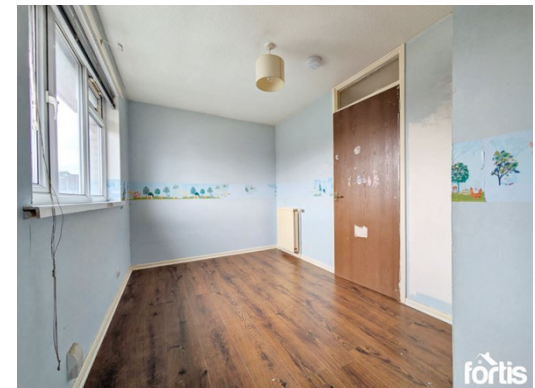
A double bedroom fitted with wardrobes. Complete with double glazed window to rear and radiator.

#### Bathroom

A three piece suite fitted with bath, overhead electric shower, hand wash basin and low level WC. Complete with double glazed frosted window and radiator.

#### Bedroom Two

A double bedroom at the front of the property. Complete with double glazed window, radiator and cupboard housing the boiler.





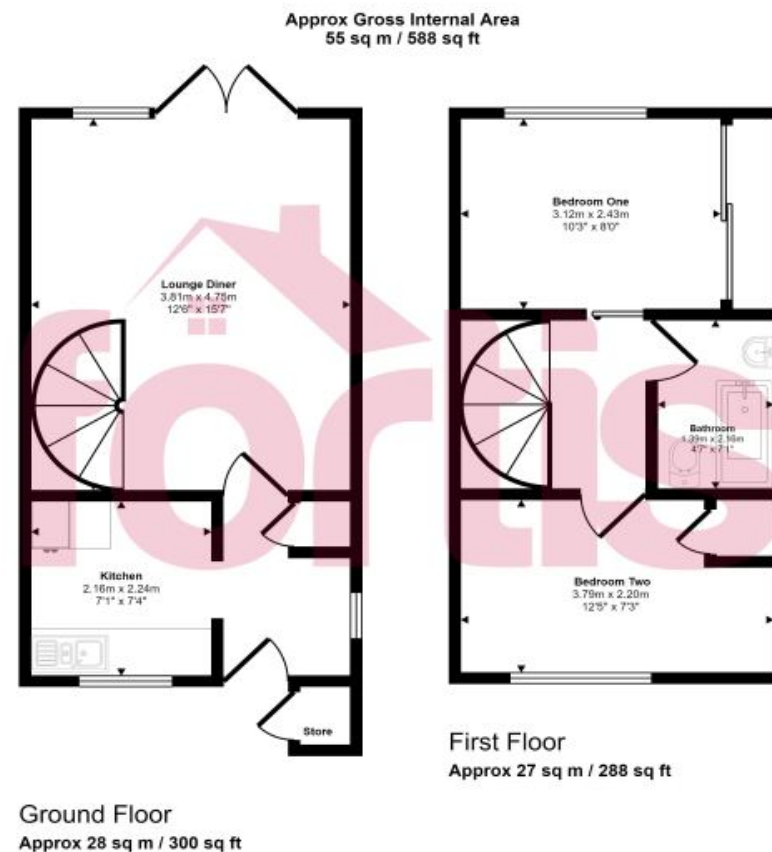
\*Vacant with No Chain\* Fortis presents this well situated two bedroom end of terrace home. In need of some TLC, this would make a perfect first time buy or investment.

The accommodation briefly comprises of entrance hall, kitchen and open living/diner with patio doors opening onto a well sized garden with shed. Up a wrought metal, spiral staircase you will find two well proportioned bedrooms and a bathroom. Limeslade close is a quiet cul de sac, within walking distance to Waungron Park and Fairwater train station and within easy reach of local shops and amenities. Viewing is strongly recommended!



Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		89
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate

## General Information

**Fixtures & Fittings:** All fixtures and fittings are expressly excluded from the sale unless specifically mentioned herein.

**Tenure:** Freehold

**Viewing:** By appointment only through Fortis

**Agent's Notes:** While we endeavour to make our sales details accurate and reliable, please contact the office for clarification on any point.

None of the statements contained in the particulars of this property is to be relied on as statement of fact.

Photographs are used to illustrate the style of property and do not imply that any items shown are included within the sale price.



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