



49 Commercial Street, CF34 9HJ

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

£60000.00

Entrance hall
Ground floor entrance with stairs up to the first floor/second floors.

First floor

Living room
A good sized lounge with windows to the front, ceiling light point.

Kitchen
Fitted with a range of wall and base level cupboard units with work surfaces over, electric oven and gas hob, stainless steel sink and drainer, tiled splash backs, space for appliances, wall mounted boiler, window.

Second floor landing

Bedroom one
Double bedroom with window to the front, ceiling light point.

Bedroom two
Single bedroom with window to the rear, ceiling light point.

Bathroom
A three piece suite comprising panel enclosed bath, low level WC, wash basin.





A two bedroom split level apartment in need of refurbishment but being sold with vacant possession.

Located close to local amenities this two bedroom split level apartment is offered for sale with no onward chain and would make an ideal investment or first time buy.

This property is available via online auction. Cash buyers or pre-approved mortgages only. Why buy at auction? Sub 1% fall through 5 x quicker pricing Below market

Please visit the Fortis website and click 'Auctions' on the main menu. In order to bid first, register and verify your email. Then, via the dashboard:

- pass an ID card check details
- enter your card details
- enter your solicitor details



| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92- A | | |
| (81-91) B | | |
| (69-80) C | 75 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

General Information

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

Tenure: Leasehold

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.



2a Fairwater Green, Fairwater, Cardiff, CF5 3BA

t: 02920 561 111

e: Cardiff@fortis.homesnewport@fortis.homes