



7 Runcorn Close, CF3 5PZ

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

£300000.00

Driveway

A newly installed wooden fence frames a front lawn, with concrete driveway. Wooden gates give security before approaching the front door and garage at the back of the driveway.

Hallway

Enter a carpeted hallway via a uPCV front door with obscured glass and full length obscured glass side window. Access doors to the living room, kitchen diner and stairs to first floor. Complete with ceiling rose, power outlet and radiator.

Living Room

A bright and neutral carpeted living room with two large double glazed windows to the fore. Complete with radiator, ceiling rose, multiple power outlets and virgin media connection.

Kitchen Diner

A spacious kitchen diner with ample wall and base cabinetry and includes gas six-ring hob, oven and extractor fan, stainless steel sink and drainer and space for two under cupboard appliances. The space opens into the conservatory include an open picture window to let in even more light. Complete with two ceiling strip lights, multiple power outlets, wall mounted feature radiator, partial tiled splashback and tiled floor.

Conservatory

A bright conservatory with full length double glazed windows facing the garden and large patio door opening. A glass roof bring light while two full height walls either

side gives you privacy. Complete with laminate flooring, multiple power outlets and wall mounted feature radiator.

Garden

Immaculate low maintenance garden featuring a paved patio area with steps up to an astro-turfed lawn. Block paving finishes the space behind the detached garage.

Bedroom One

Carpeted double bedroom with large double glazed window, complete with ceiling rose, radiator and multiple power outlets.

Bedroom Two

A carpeted room with large double glazed window. Complete with two storage cupboards, one housing the boiler with additional space instead for storage and the other empty for storage. Complete with ceiling rose, radiator and multiple power outlets.

Bedroom Three

A carpeted room with double glazed window. Complete with ceiling strip light, radiator and multiple power outlets.

Bathroom

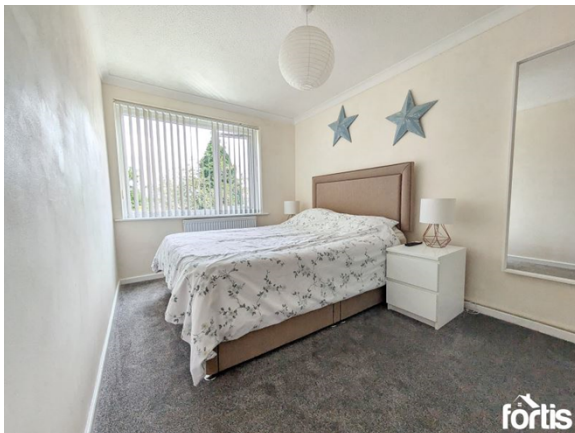
Fitted with a three piece suite; low level WC, hand wash basin, corner bath with thermostatic shower over, includes rainfall head and removal head. Walls clad with panel tiles and vinyl flooring. Complete with chrome towel rail, frosted double glazed window and ceiling rose.





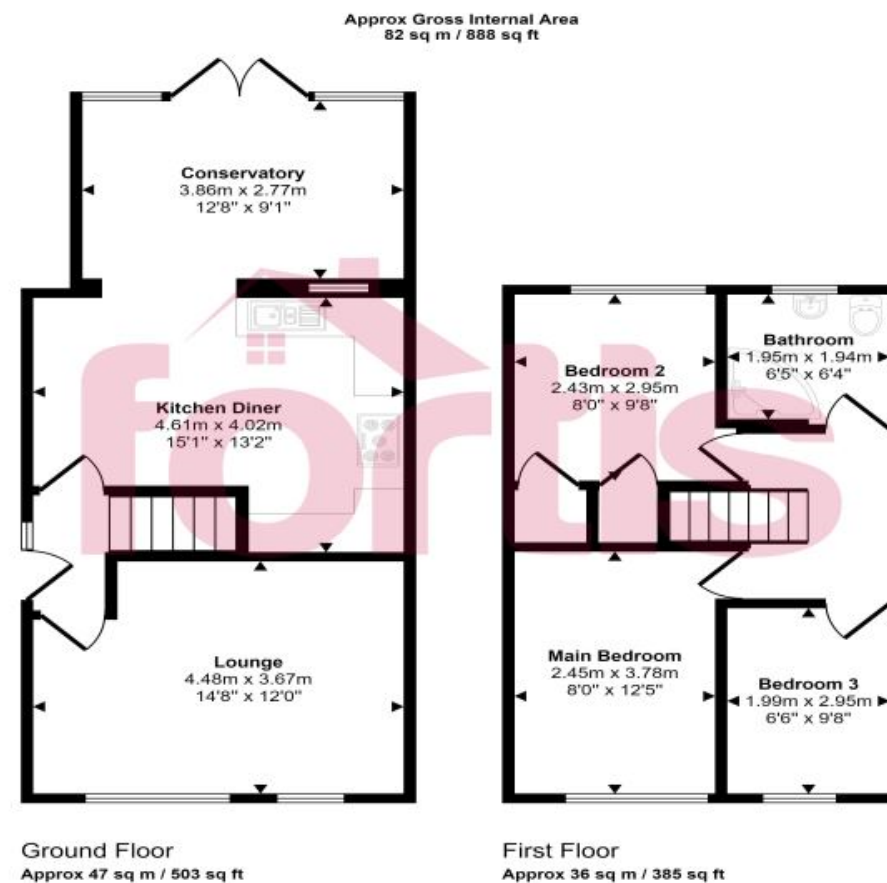
This immaculate three-bedroom detached family home in a quiet cul-de-sac has been fully updated throughout. Located in Old St Mellons this home is close to local amenities, schools, shops, great transports links into Cardiff as well as easy access to the M4.

Fortis are delighted to present for sale this immaculate three-bedroom detached family home in a quiet cul-de-sac. Located in Old St Mellons this home is close to local amenities, schools, shops, great transports links into Cardiff as well as easy access to the M4. Having been fully updated, the property now offers new PVC windows throughout, new central heating system and radiators, new bathroom, electrics to the garage complete with new roof and new carpets throughout. This is a must see, call to arrange your viewing today!



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		
(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: 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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