



33 St Fagan's Rise, CF5 3EZ

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

£170000.00

Hallway

Enter from a patio area through a uPVC front door into a hallway with access doors to WC, kitchen, living room and stairs to first floor featuring wrought iron balustrade, wooden newel post and handrail.

WC

Fitted with low level WC and complete with a frosted double glazed window.

Kitchen

Tiled flooring, fitted with base and wall cabinetry with work surfaces over, stainless steel sink and drainer with separate hot and cold taps, gas oven and hob with space for fridge freezer and washing machine. Complete with radiator and two double glazed windows.

Living Room

A bright and airy carpeted living room with three double glazed windows on two sides. Complete with radiator.

Landing

Featuring a wrought iron balustrade and access doors to bathroom and three bedrooms.

Bedroom One

A spacious main bedroom with exposed floorboards and uPVC double glazed door leading onto a balcony with views of Plymouth Woods. Complete with additional double glazed windows and radiator.

Bedroom Two

Carpeted with two double glazed windows and storage cupboard. Complete with radiator.

Bedroom Three

Carpeted with one double glazed window. Complete with freestanding wardrobe.

Bathroom

Partially tiled and fitted with a three piece suite; low level WC, hand wash basin, bath complete with electric shower over. uPVC frosted double glazed window to fore and radiator.





Fortis presents a delightful three bedroom maisonette in a popular development of Fairwater.

A delightfully bright and airy three bedroom maisonette is on offer in a popular area of Fairwater, close to local amenities, shops and transport links. The accommodation briefly compromises of WC, kitchen, living room, three bedrooms and bathroom.



Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

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

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.



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