





44 Maelog Place, CF14 3ED

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

£300000.00

#### Hallway

Enter via a uPVC front door into a hallway with stairs to first floor and access doors to the WC, kitchen/diner/living, reception room and store cupboard housing the boiler. Complete with radiator and double glazed window on staircase.

#### WC

Fitted with low level WC and hand wash basin. Complete with radiator and double glazed window.

#### Reception Room

Currently being used as an additional bedroom, this multipurpose space is bright and spacious. Complete with parquet flooring, radiator and double glazed window to front.

#### Kitchen/Diner/Living

The open plan kitchen and living room boasts double glazed windows at front and rear of the property, making it a bright family space. To the front, the living room features a brick chimney breast and log burner. To the rear, the kitchen is fitted with base and wall cabinetry and includes gas hob, oven and extractor fan, integrated microwave, stainless steel sink and drainer and space for two under cupboard appliances. Feature drop light fixtures are fitted over dining room table. Complete with partial tiled splashback, laminate flooring, radiator and access door to rear garden.

#### Bedroom One

Fitted with floor to ceiling wardrobes and high level cupboards. Complete with original exposed floorboards, radiator and double glazed window to front.

#### Bedroom Two

A double bedroom complete with laminate flooring, radiator and double glazed window to front.

#### Bedroom Three

A double bedroom complete with original exposed floorboards, radiator and double glazed window to rear.

#### Shower Room

Fitted with low level WC, hand wash basin and thermostatic shower with rainfall head and walk-in tray. Complete with chrome towel rail and frosted double glazed window.

#### WC

Fitted with low level WC and hand wash basin. Complete with frosted glass double glazed window.





Fortis presents this spacious three bedroom semi-detached family home situated in a quiet cul-de-sac of CF14.

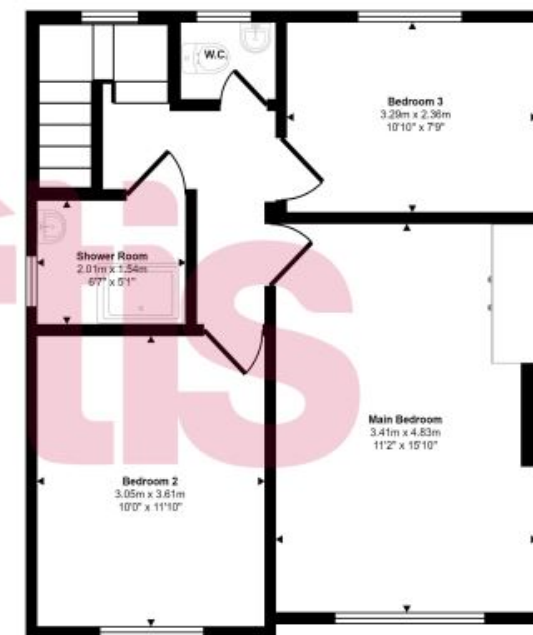
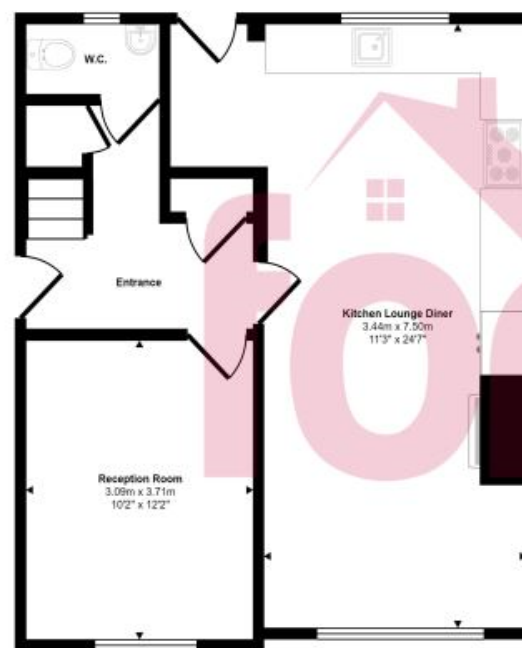
This spacious three-bedroom semi-detached home offers an ideal location in a quiet cul-de-sac of CF14, perfect for growing families. Entering into a hallway, downstairs offers an open plan kitchen, diner, living room, separate reception room and WC. Upstairs, three double bedrooms, a shower room and separate WC. Outside, off-road parking to the front with a low maintenance garden to the rear with side access. Viewing is highly recommended to fully appreciate this home.



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		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Approx Gross Internal Area  
99 sq m / 1065 sq ft



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.



2a Fairwater Green, Fairwater, Cardiff, CF5 3BA  
t: 02920 561 111  
e: Cardiff@fortis.homesnewport@fortis.homes