



123 Picca Close, CF5 6XR

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

£380000.00

Hallway

Enter via a composite front door with feature window panes. Access to WC, storage, living room, kitchen diner and stairs to floor plan. Complete with radiator, ceiling rose, smoke alarm, power outlet, laminate flooring.

WC

Fitted with low level WC and hand wash basin and tiled splashback. Complete with radiator, tiled floor, ceiling rose, double glazed frosted window, consumer unit.

Living Room

A spacious living room to the front of the property. Complete with laminate flooring, radiator, two ceiling roses, multiple power outlets, double glazed window.

Kitchen Diner

Fitted with a range of wall and base units and work surfaces over with upstand, one and a half bowl stainless steel sink with drainer and mixer tap, four ring gas hob and extractor fan, newly fitted electric cooker, integrated dishwasher and fridge/freezer, plumbing for washing machine, wall mounted boiler. Complete with double glazed window to rear and double patio doors to garden, two ceiling rose points, multiple power outlets, tiled floor.

Landing

Access to doors to four bedrooms, family bathroom and storage cupboard. Complete with ceiling rose, power outlet and radiator.

Bedroom One

A large carpeted room with double glazed window to rear, access to ensuite, multiple power outlets, ceiling rose, radiator.

Ensuite

A three piece suite comprising low level WC, pedestal hand wash basin with mixer tap, shower cubicle with glass sliding doors and mains overhead shower. Complete with radiator, ceiling rose, double glazed frosted window, partially tiled walls and tiled floor.

Bedroom Two

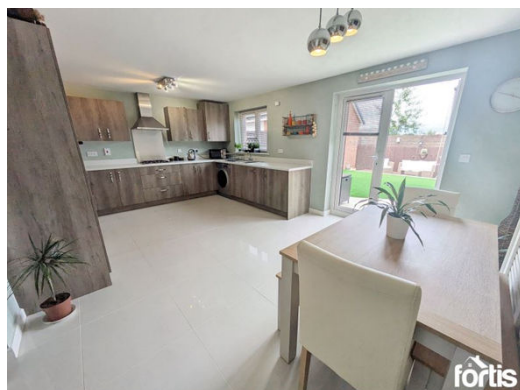
A carpeted room with double glazed window to rear, multiple power outlets, ceiling rose, radiator.

Bedroom Three

A carpeted room with double glazed window to front, multiple power outlets, ceiling rose, radiator.

Bedroom Four

A carpeted room with double glazed window to front, multiple power outlets, ceiling rose, radiator.





NO CHAIN Fortis are delighted to offer for sale this well presented four bedroom, detached family home, constructed by Bellway Homes.

Daniel Matthew Estate Agents are delighted to offer to the market this beautifully presented four bedroom detached family home, constructed by Bellway Homes. Property is situated in the popular development of St Lythans Park. Property comprises to the ground floor, hallway, cloakroom, lounge and large family/dining room. To the first floor four bedrooms with ensuite to the main bedroom and family bathroom. Further benefits are front garden and recently landscaped rear garden, driveway for three vehicles and single garage. St Lythans Park is a recently new development in Culverhouse Cross, set on the outskirts of Cardiff and the Vale of Glamorgan. Property is within easy access to M4 Corridor, Cardiff City Centre and local amenities, this property is not to be missed, please contact our office on to arrange your viewing.

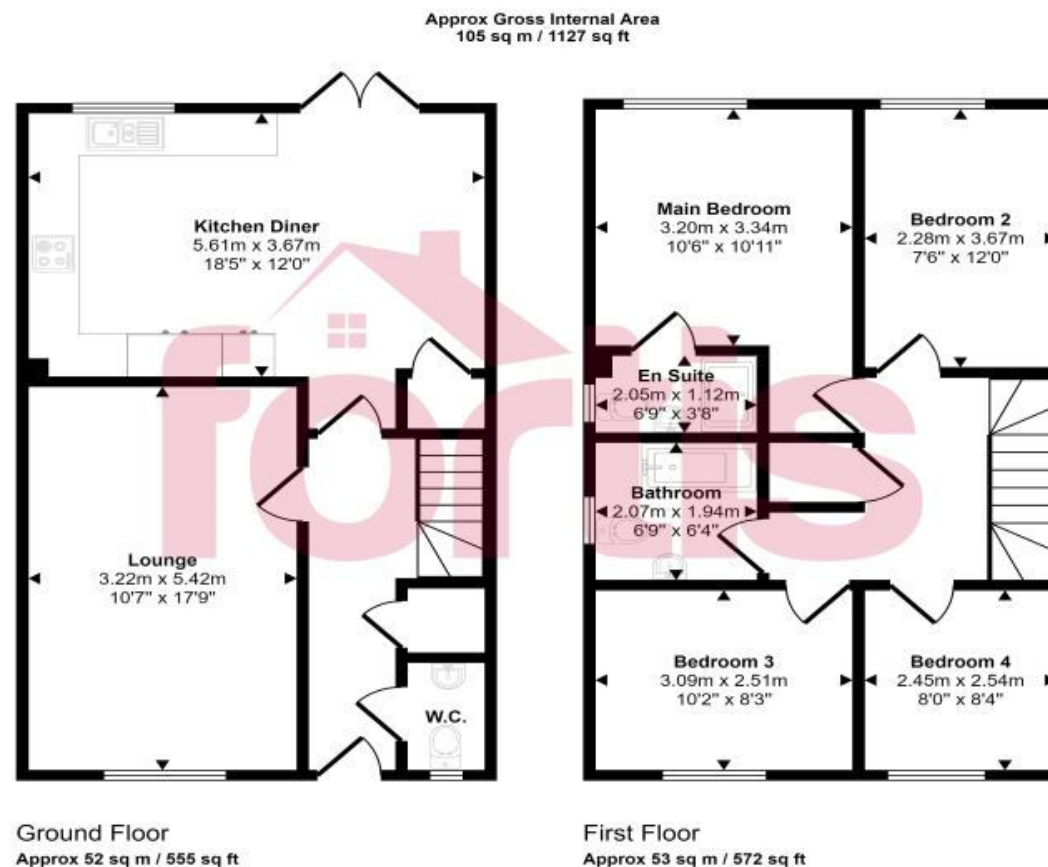


Fortis are delighted to offer for sale this well presented four bedroom, detached family home, constructed by Bellway Homes. Located in the St Lythans Park development the property is within easy access of local amenities, shops, schools and transport links. The property briefly comprises; hallway, WC, living room, family kitchen diner and storage cupboards. Upstairs well-proportioned bedrooms, primary with ensuite family bathroom. Outside is a stunning landscaped garden with astro turf, a double driveway and single garage. This family home is not to be missed so book 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		94
(81-91) B	84	
(69-80) C		
(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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