





15 Bromsgrove Street, CF11 7EY

£300000.00

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

#### Hallway

Enter via a recently installed composite front door with feature small panel obscured glass into a hallway with wood effect laminate flooring. Access to living room and dining room with an open tread staircase leading to the first floor. Complete with ceiling rose, spotlight and radiator.

#### Living Room

Originally two reception rooms, the large open space is bright via double glazed windows to the front and rear of the property. Complete with electric feature fireplace, carpets, multiple power outlets and radiator.

#### Dining Room

A spacious dining room, opening into the kitchen via an archway. Lit by a double glazed window to the side of the property. Complete with wood effect laminate flooring, ceiling rose, multiple power outlets and radiator.

#### Kitchen

Fitted with a range of wall and base units and work surfaces over with tiled splashback, one and a half bowl stainless steel sink with drainer and mixer tap, five ring gas hob and extractor fan, high level fitted electric cooker, integrated dishwasher and space for fridge/freezer and washing machine. Complete with double glazed window to rear and patio door with obscured glass to garden, ceiling rose with fan, multiple power outlets, tiled floor, radiator.

#### Landing

Carpeted landing with access to bedroom 1, 2, 3 and family bathroom. A handmade steel spiral staircase leads to the attic room. Complete with ceiling rose.

#### Bedroom One

A large carpeted room with two double glazed windows to the fore. Fitted with mirrored wardrobes and complete with multiple power outlets, ceiling rose with fan and radiator.

#### Bedroom Two

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

#### Bedroom Three

A carpeted room complete with double glazed window to side, radiator, ceiling rose and power outlets.

#### Bathroom

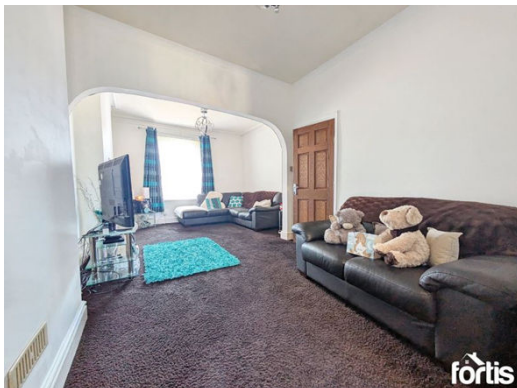
Recently refitted, the bathroom consists of a three piece suite; Jacuzzi bath with thermostatic shower over and glass screen, low level WC and hand wash basin with mixer tap within a vanity unit. Complete with double glazed window with obscured glass, fully tiled walls and floor and chrome towel rail.

#### Attic Room

A carpeted space featuring exposed chimney breast brickwork, a velux window to the rear, exposed timber and storage under the eaves.

#### Garden

A private rear garden fitted with part decking, part AstroTurf.







**\*Open House 17th August\*** Fortis are pleased to offer for sale this spacious three-bed with attic room, terraced home. Perfect for families, this home offers city living experience with its proximity to Cardiff Bay's shopping, dining, and cultural attractions, as well as easy access to parks, schools and transport links.

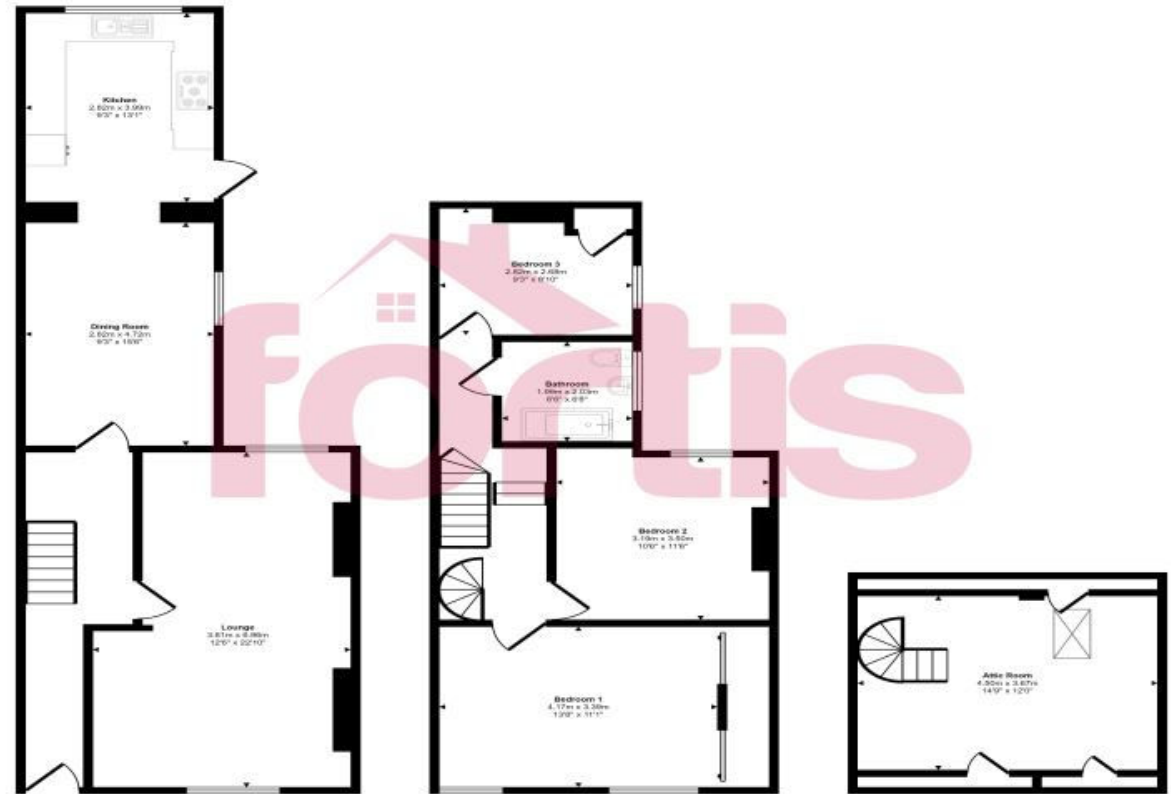
Fortis are pleased to offer for sale this spacious three-bed with attic room, terraced home. Perfect for families, this home offers city living experience with its proximity to Cardiff Bay's shopping, dining, and cultural attractions, as well as easy access to parks, schools and transport links. The property briefly comprises of hallway, knocked through living room, dining room and kitchen with access to a low maintenance rear garden. Upstairs, three well proportioned bedrooms, a family bathroom and an attic room.



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		
(69-80) C		
(55-68) D	60	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Approx Gross Internal Area  
139 sq m / 1398 sq ft



Ground Floor  
Approx 60 sq m / 647 sq ft

First Floor  
Approx 50 sq m / 537 sq ft

Second Floor  
Approx 20 sq m / 213 sq ft

## 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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