



72 Aldsworth Road, CF5 1AB

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

£250000.00

Hallway

Enter via a uPVC front door with obscured glass, through a secondary door with feature glass, into a bright hallway with original tiled flooring leading to an open dining room with doors leading to living room, kitchen and stairs to first floor.

Living Room

A sympathetically decorated room in neutral colours, featuring cornicing and plaster ceiling rose. Complete with herringbone wooden flooring, double glazed bay window with shutter blinds, feature wall mounted radiator, fireplace, glass doors to dining room, multiple power outlets.

Dining Room

A room made bright via a double glazed glass door to rear garden. Complete with feature fireplace with space for a bio-ethanol fire, herringbone wooden floor, feature radiator, ceiling rose, storage under stairs and multiple power outlets.

Kitchen

A well appointed kitchen with a range of wall and base cabinets in a shaker style and laminate work surfaces over and tiled splashback. Ceramic white sink and half bowl with side drainer, four ring electric hob with cooker hood above. Integrated oven and space for dishwasher and fridge freezer. Complete with wood effect flooring, recessed spotlights, radiator, double glazed window to side, door to utility room.

Utility

A useful space with laminate worktop over space for tumble dryer and washing machine. Complete with double glazed window to rear, uPVC side access door with double glazed window, access door to WC, radiator and ceiling rose.

WC

Fitted with low level WC and hand wash basin. Complete with ceiling rose.

Landing

Carpeted landing with access doors to bathroom, bedroom one and bedroom two. Complete with loft access, ceiling rose, smoke alarm.

Bedroom One

A bright bedroom featuring wall paneling, original exposed floorboards, two fitted wardrobes, two double glazed windows to fore, radiator, ceiling rose, multiple power outlets.

Bedroom Two

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

Bathroom

A stylish bathroom comprising a white three piece suite; pedestal wash hand basin, low level wc, panelled bath with chrome thermostatic shower. Complete with storage cupboard housing the boiler, wall tiling to splash back areas, obscured double glazed glass window to rear, ceiling rose and radiator.





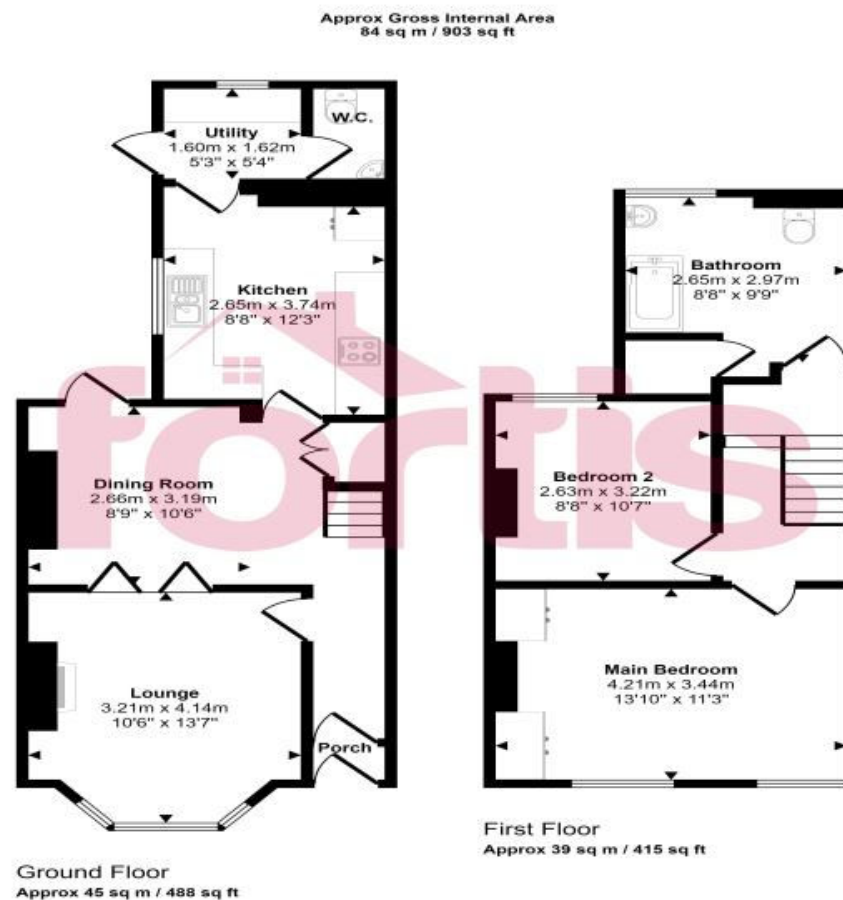
OPEN HOUSE - 31st AUGUST Fortis are delighted to present this charming two bedroom, mid-terraced home. Tastefully decorated inside, this is a must see for first time buyers, young families and downsizers!

OPEN HOUSE - 31st AUGUST Fortis are delighted to present this charming two bedroom, mid-terraced home. Tastefully decorated inside, this is a must see for first time buyers, young families and downsizers! The accommodation briefly comprises of living room, dining room, kitchen, utility and WC to ground floor. Upstairs, two double bedrooms and a family bathroom. The property offers central heating with combi boiler located in the bathroom cupboard. Electricity and Gas are supplied by Octopus Energy. The water supply is metered and water/sewage is maintained by Welsh Water. 100mb Fibre broadband currently provided by Vodafone.



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		85
(69-80) C		
(55-68) D	63	
(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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