



115 Trem Y Rhyd, CF5 6FT

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

£525000.00

Hallway

Enter via a uPCV composite front door with partially obscured glass into a bright and airy hallway with access doors to the living room, kitchen diner, WC and stairs to the first floor. Complete with ceiling roses and smoke alarm.

WC

Fitted with a pedestal hand wash basin with tiled splash back and low level WC. Complete with radiator, ceiling rose, extractor fan and access to a storage cupboard which houses the consumer unit.

Living Room

A doubled glazed bay fronted living room to the fore complete with side window, radiators, ceiling roses and a spacious under stairs storage cupboard.

Kitchen Diner

This spacious family room is well appointed with a range of wall and base cabinets in a gloss white with laminate work surfaces over and matching upstand. Stainless steel sink with side drainer, five ring gas hob with cooker hood above and glass splash back behind. High level integrated oven and grill, dishwasher, fridge freezer. Rear bay with doubled glazed patio doors to the rear garden. Complete with recessed spotlights, radiators, door to utility room.

Utility

Well appointed wall and base cabinets with work surface over matching those in the kitchen. Plumbing for washing machine, space for additional freezer, fridge or tumble dryer. Ideal logic gas central heating boiler.

Complete with uPVC door with obscured glass to rear garden, recessed spotlights, radiator.

Bedroom One

A bright principle bedroom suite with woodland views to the fore. Fitted with matching wardrobes, bedside cabinets and vanity table. Complete with ceiling rose, radiator, door to ensuite, uPVC doubled glazed windows.

Ensuite

White suite comprising pedestal wash hand basin, low level wc, large shower cubicle with chrome thermostatic shower above. Complete with obscured doubled glazed glass window to front, heated towel rail, extractor fan and recessed spotlights.

Bedroom Two

Fitted with wardrobe, complete with doubled glazed window, ceiling rose, radiator.

Bedroom Three

Complete with doubled glazed window, ceiling rose, radiator.

Bedroom Four

Complete with doubled glazed window, ceiling rose, radiator.

Bathroom

White four piece suite comprising pedestal wash hand basin, low level wc, panelled bath and large shower cubicle with chrome thermostatic shower. Complete with recessed spotlights, wall tiling to splash back areas, obscured double glazed glass window to rear, extractor





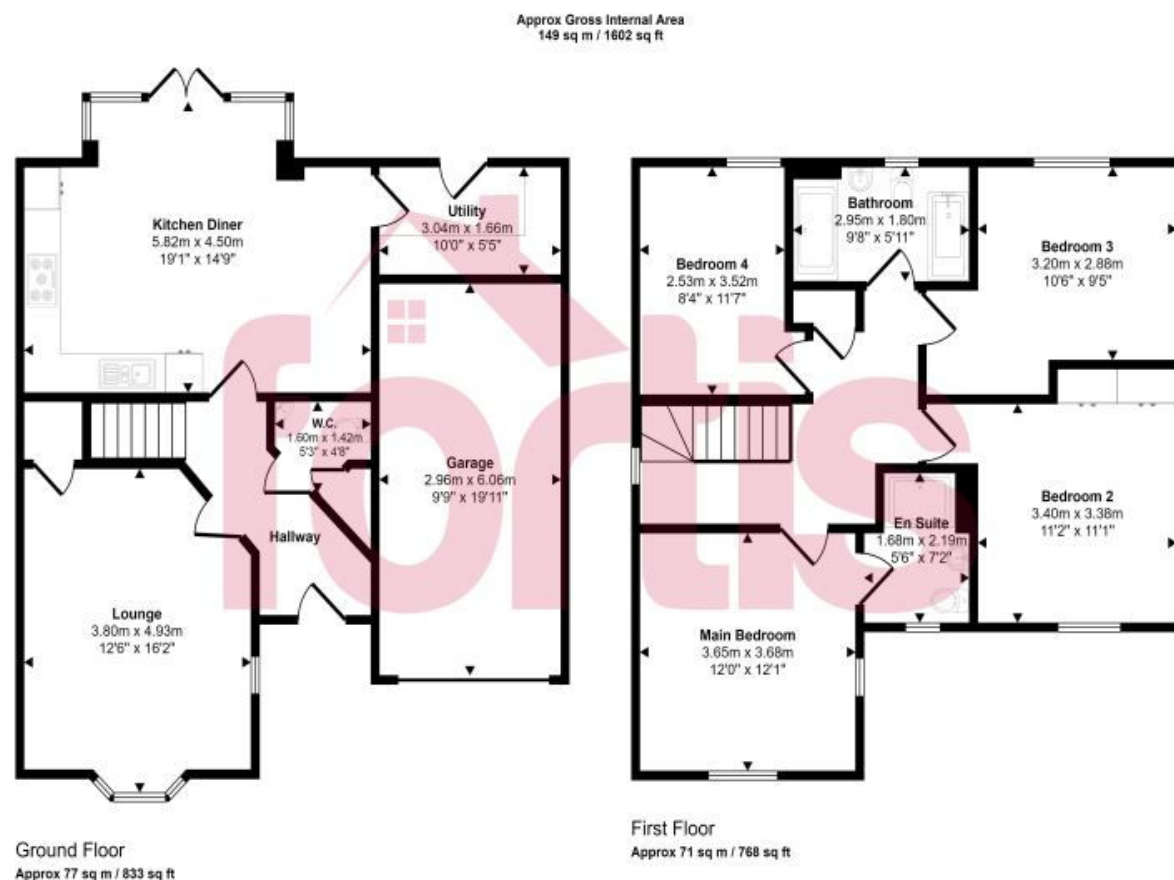
Fortis are delighted to present this modern four bedroom, detached family home within the sought development by David Wilson Homes. This home is accessed via a private block paved driveway shared by just two other homes and looks over stunning woodlands.

Fortis are delighted to present this modern four bedroom, detached family home within the sought development by David Wilson Homes. This home is accessed via a private block paved driveway shared by just two other homes and looks over stunning woodlands. The ground floor comprises of hallway, WC with storage, bay fronted lounge, kitchen and dining room, utility room. To the first floor are four double bedrooms, ensuite shower room and a separate family bath and shower room. Landscaped rear garden with paved patio, lawn and mature planting.



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