



46 St Fagans Road, CF5 3AJ

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

£290000.00

Entrance hall
Accessed via UPVC front door, stairs to first floor landing with traditional spindled balustrade and newel post, ceiling light point, door to:

WC
Plumbing for WC, wall mounted boiler (in need of repair), obscured front aspect window.

Reception One
Front aspect square bay window, ceiling light point, radiator.

Reception 2
An open plan, "L" shaped family sized room with sliding patio doors to the garden and door to kitchen, ceiling light point, radiator, 2 x windows over looking the garden, ceiling light point, feature fire place.

Kitchen
Fitted with a range of wall and base level cupboard and drawer units with work surfaces over, inset sink and drainer with mixer tap, tiled splashbacks, space and plumbing for appliances, windows and door to garden, quarry tiled flooring, ceiling light point.

First floor landing
Loft access point, ceiling light point, doors to:

Bedroom One
Windows to front, ceiling light point, built in wardrobes.

Bedroom Two

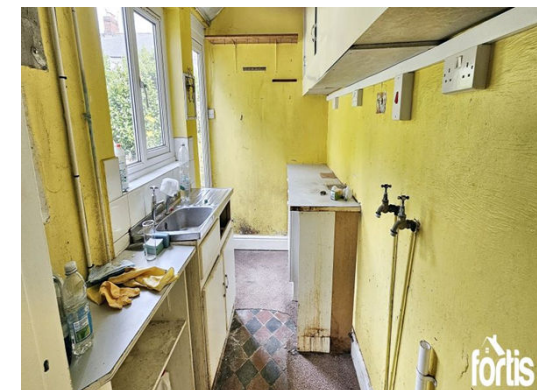
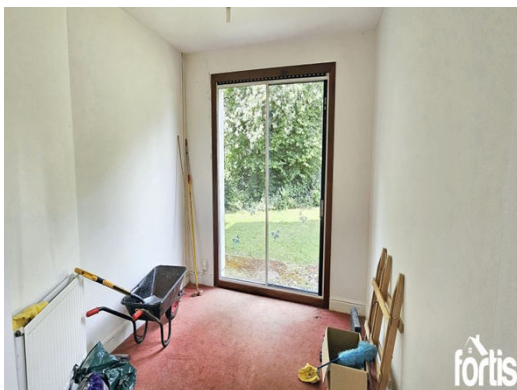
Windows to rear, ceiling light point, radiator.

Bedroom Three
Windows to front, ceiling light point.

Bathroom
A three piece suite comprising panel enclosed bath, low level WC, pedestal wash basin, tiled splashback, obscured window, ceiling light point.

Outside
A larger than corner plot, mainly laid to lawn and planted with beds and borders planted with selection of trees and shrubs.

Garage
Single garage with timber doors





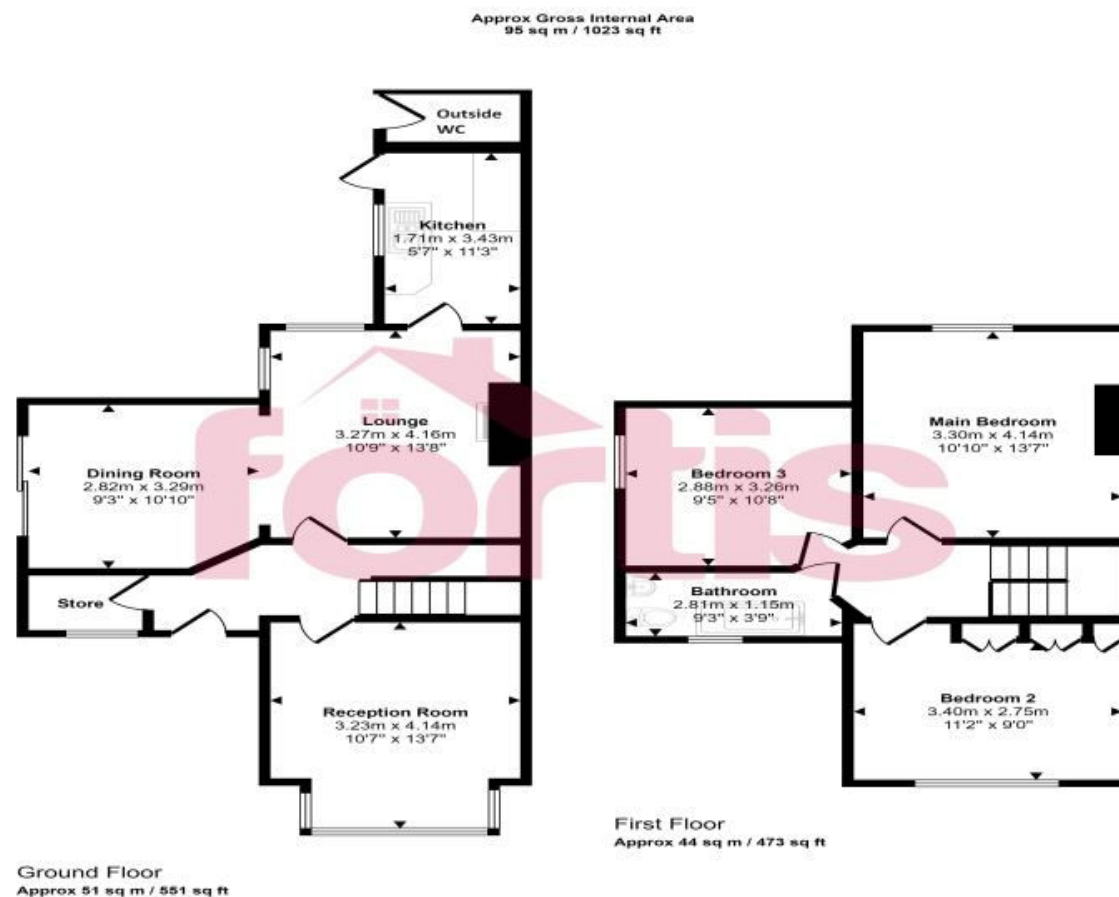
Looking for a project? This charming semi detached house, set in a large then average corner plot, in need of full renovation throughout could be just the thing!

Offered for sale with no onward chain but needing full refurbishment is this three bedroom semi detached family home on St Fagans Road, next to Waungron Park. The accommodation briefly comprises entrance hall, WC, front room, L shaped family room, kitchen, three bedrooms and bathroom. The house is set in a generous corner plot and offers vast amounts of scope to create the perfect family home.



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		82
(69-80) C		
(55-68) D	57	
(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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