





18 Ashcroft Crescent , CF5 3RN

£230000.00

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

#### Entrance Hallway

Enter property via part obscure glass UPVC door, radiator, stairs to first floor, door leading to:

#### Reception Room 1

Double glazed UPVC window to fore, radiator, (decommissioned) gas fireplace with wooden hearth surround, archway leading to interconnected reception room

#### Reception Room 2

Double glazed UPVC french sliding external door leading to rear, radiator, gas fireplace with marble hearth and wooden surround, door leading to:

#### Kitchen

Tile flooring, tiled walls, range of wooden wall and base units with wooden work surfaces over, stainless steel sink drainer with mixer tap over, free standing gas oven with x4 gas hob, space for white goods, combination boiler, UPVC double glazed window to rear, part obscure glass UPVC external door leading to rear

#### Utility Room

Space for white goods, fuse box, meters, door leading to:

#### Downstairs WC

Tile effect flooring, tiled walls, low level WC, pedestal hand basin with mixer tap over, obscure glass UPVC window to fore

#### First Floor Landing

Loft hatch, doors leading to:

#### Bedroom 1

UPVC double glazed windows to the fore, x2 built in storage cupboards, radiator

#### Bedroom 2

UPVC double glazed windows to rear, built in mirror fronted wardrobe, radiator

#### Bedroom 3

UPVC double glazed window to fore, built in storage cupboard, radiator

#### Bathroom

Vinyl flooring, tiled walls, accessible walk in shower unit with electric shower over, pedestal wash basin with hot and cold taps, obscure glass UPVC window to rear

#### Upstairs WC

Vinyl flooring, tiled walls, low level WC, obscure glass UPVC window to rear





A three bedroom, semi detached family home in arguably the most desirable location in Fairwater, offered for sale with no onward chain.

**\*NO CHAIN\* \*END TERRACE\* \*3 BEDROOMS\*  
\*ENCLOSED REAR GARDEN\***

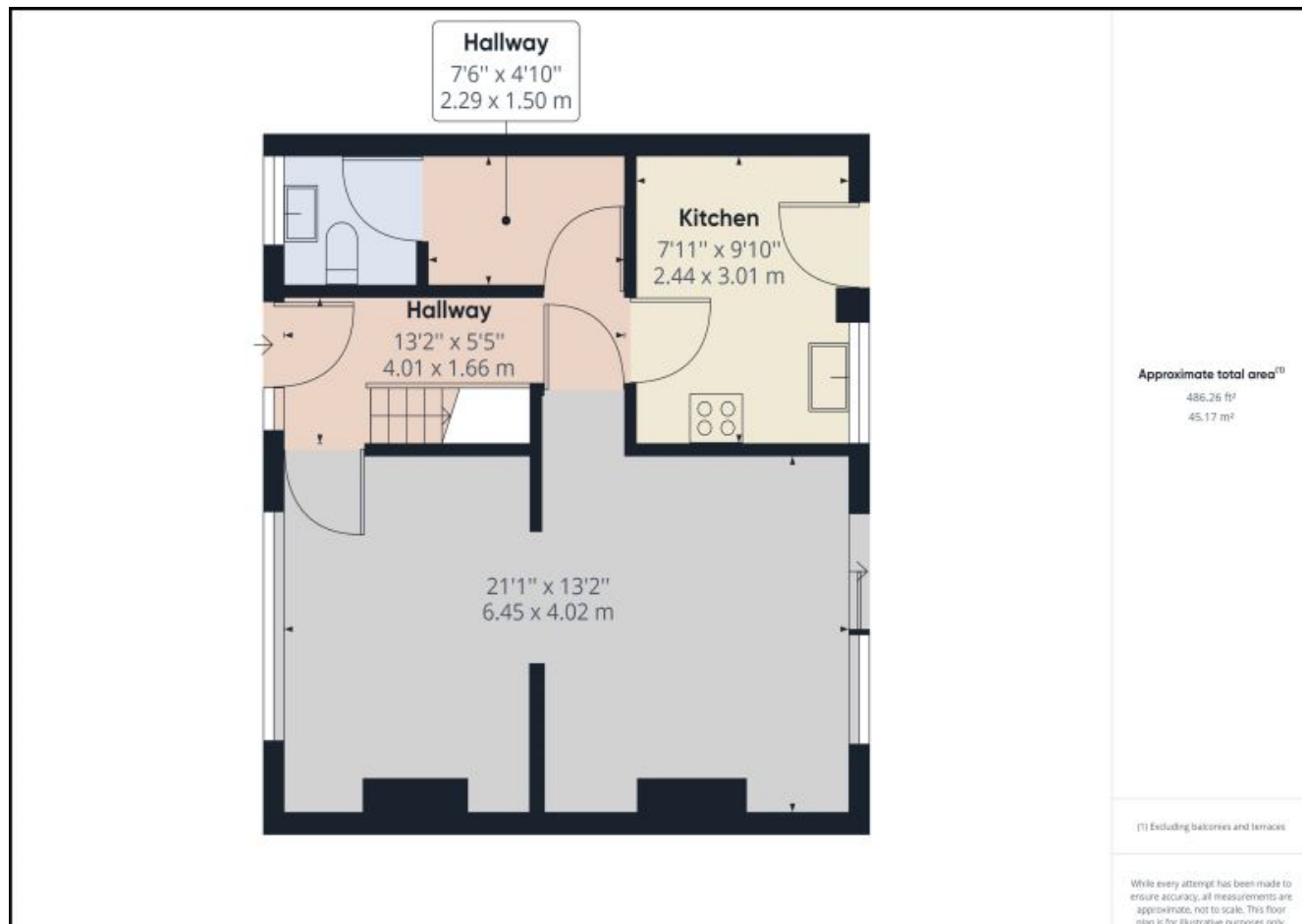
We are pleased to bring this much loved home located in sought after Fairwater. This property has been well maintained by its previous owners, making it the perfect blank canvas, ideal for investors or first time buyers ready for a project!

The accommodation briefly comprises interconnected reception rooms, kitchen, WC and utility area downstairs. It further benefits from three good sized bedrooms, accessible bathroom and separate WC. With a private enclosed rear garden this property offers itself so much potential.



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		83
(69-80) C	69	
(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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