



34 Llanbedr Road, CF5 3BW

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

£310000.00

Entrance Hallway
Radiator, stairs leading to first floor, doors leading to:

Living/Dining Room
UPVC double glazed windows to fore, open fire suite with wall mounted surround, x2 radiators, stained glass picture window, french door leading to:

Kitchen
Tile effect flooring, wooden wall and base units with work surfaces over, stainless steel double sink drainer with hot and cold mixer tap, tile splash back, integral x4 gas hob with extractor fan over, integral electric oven and microwave, wooden breakfast bar, space for white goods, plumbing for washing machine, combination boiler, radiator, obscure glass side aspect window, UPVC part glass external door, UPVC french doors leading to rear

First Floor Landing
Obscure glass UPVC side aspect window, doors leading to all rooms and stairs to second floor.

Bedroom 1
Double glazed UPVC window to fore, radiator

Bedroom 2
Double glazed window to rear, built in storage cupboards, radiator

Bedroom 3
Double glazed UPVC window to fore, radiator

Bedroom 4
Eaves storage cupboard, velux window facing rear, double glazed window to side, radiator

Bathroom
Vinyl flooring, tiled walls, low level WC with dual button flush, chrome effect heated towel rail, pedestal wash basin with hot and cold mixer tap, bath with hot and cold taps and double power shower over, glass shower screen, obscure glass UPVC window to side

External
Large, low maintenance rear garden.
Large driveway to the fore





SOUGHT AFTER LOCATION* *SEMI-DETACHED* *4 BEDROOMS

Guide price £310,000 - £320,000. Situated in sought after location, tucked into the quiet street of Llanbedr Road, Fortis are pleased to market this spacious four bedroom property, split across three floors, with some modern features and so much potential - this property could be described as an ideal family home. The bay fronted accommodation briefly comprises of open plan living/dining with an open fire suite, leading on to an 'L' shaped kitchen on the ground floor. The first floor benefits from a modern tiled bathroom with a double power shower and 3 good sized bedrooms. The Second Floor comprises of a double bedroom. Externally, a large, low maintenance rear garden and off road parking for up to 3 cars to the fore.



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		
(69-80) C		79
(55-68) D	59	
(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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