





48 Ferrier Avenue, CF5 3LB

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

£240000.00

#### Entrance

Enter a spacious hallway via a Upvc front with decorative glass. Complete with high level double glazed window, radiator, power outlets, wood effect laminate flooring, stairs to first floor and doors to:

#### Lounge Diner

A good sized lounge and dining area with a feature fireplace. The room includes large double-glazed windows to the front and rear, a ceiling light point, multiple power points, and wood-effect laminate flooring.

#### Kitchen

The kitchen is equipped with a range of floor and wall-mounted grey cupboard and drawer units, complemented by marble-effect countertops. It includes an inset sink with a draining board and mixer tap, a gas hob with an electric oven and extractor fan, as well as space for additional appliances. The room features a double-glazed rear window, a ceiling light point, a wall-mounted radiator, multiple power points, and grey wood-effect flooring. The kitchen also provides access to;

#### Utility

This space off the kitchen provides valuable additional storage and, with multiple power points, accommodates extra appliances, while offering access to;

#### Garden

The garden features a paved area with steps leading to a well-sized lawn with a separate patio section, offering a promising outdoor space for families to enjoy.

#### W.C.

This spacious downstairs room is currently used as a W.C. and laundry room, with potential for conversion into a full bathroom. There is a low level W.C. with push button flush, pedestal wash basin with mixer tap, ceiling light point and multiple power points.

#### Landing

The landing area at the top of the stairs is bright and spacious, featuring built-in storage cupboards, double-glazed rear window, and ceiling light point.

#### Main Bedroom

The main bedroom fits a double bed and includes built-in wardrobe storage, featuring two double-glazed front windows, ceiling light point, wall-mounted radiator, and multiple power points.

#### Bedroom 2

The second bedroom offers space for a double bed, double-glazed window to side, ceiling light point, wall-mounted radiator, and multiple power points.

#### Bedroom 3

The third bedroom is a good-sized single with double-glazed window to rear, ceiling light point, wall-mounted radiator, and multiple power points.

#### Shower room







Fortis are delighted to present this semi-detached three-bedroom property in Fairwater. Located close to local amenities, shops, schools and transport this home is ideal for couples and families.

This semi-detached three-bedroom property located in Fairwater is ideal for couples and families. The ground floor features a lounge dining area, kitchen, large W.C., and utility area. Upstairs, you will find two double bedrooms, a well-sized single bedroom, and a family bathroom. The spacious garden provides an excellent space for families to enjoy.

The water and drainage is supplied and maintained by Welsh Water/Dwr Cymru. Gas and Electric are supplied by Octopus. TV and Broadband are supplied by Virgin.



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		82
(69-80) C		
(55-68) D	61	
(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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