



2c Maple Road, CF5 3TY

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

£290000.00

Approach and Driveway

As you approach this property, you are greeted by a lovely walled garden comprising a driveway and grass area. The block-paved driveway, along with a path leading to the porch, provides access to the side return.

Porch

The porch is fully double glazed with door and matching side panels, tiled floor, wall mounted light point and door to;

Entrance Hallway

An obscured double glazed door welcomes you into the main residence. The hallway is bright and benefits from a double glazed window to side, cornice to ceiling, bamboo wood flooring, wall mounted radiator, ceiling light point, stairs with balustrade and fitted carpet lead to the first floor, doors to all rooms;

Lounge

Double glazed window to front, cornice to ceiling, wall mounted electric fire, wall mounted radiator, fitted carpet, power points, ceiling light point

Dining Room

Double glazed door with matching side panels, cornice to ceiling, wall mounted radiator, continuation of bamboo flooring, power points, ceiling light point

Kitchen

Double glazed window looking onto garden to rear. With a range of matching wall mounted and floor base units and drawers, roll top work surfaces over, inset stainless steel sink, mixer tap and drainer, tiled splash backs.

Integrated four ring hob, extractor and fan assisted oven under. Space for dish washer and fridge freezer. Built in pantry, lino flooring, power points, ceiling light point.

Downstairs WC

Obscured double glazed window to side, low level flush WC, wall mounted hand wash basin with pillar tap, tiled walls and floor, ceiling light point

Utility/Storage Room

Double glazed doors to front and rear, double glazed window to rear, space for washing machine and tumble dryer, floor and wall mounted cabinets along one wall, tiled flooring, power points, ceiling light points, access from kitchen and outside front and back

Rear Garden

This impressive enclosed rear garden is one of the largest on the road. Accessible from the dining room, it features a generous decked area ideal for entertaining, leading to large lawn and gravel sections. The garden presents the perfect opportunity to add your personal touch.

First Floor Landing

Double glazed window to side, cornice to ceiling, inset spotlights, continuation of fitted carpet, doors to all rooms, stairs lead to the second floor

Bedroom Two

Double glazed window to rear, cornice to ceiling, fitted storage cupboards with one section housing the wall mounted Baxi combination boiler, wall mounted radiator, fitted carpet, power points, ceiling light point



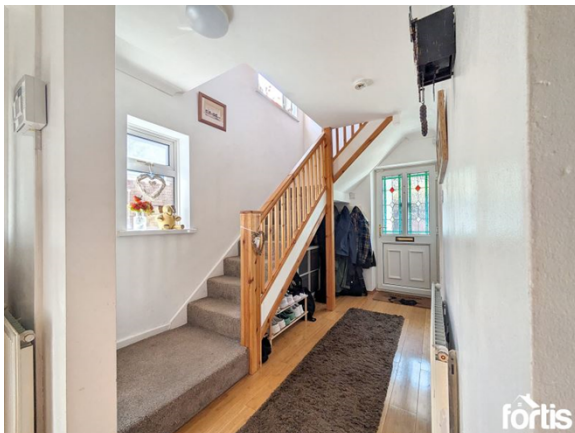


Fortis is pleased to offer the sale of this spacious semi-detached family home on Maple Road, Cardiff, featuring a large garden and off road parking

Fortis is delighted to present this spacious semi-detached house for sale on Maple Road. Ideally located near a small parade of shops and well-served by local bus routes, this property offers easy access to the City Centre and surrounding areas. Additionally, Fairwater Green, with its range of supermarkets, cafes, and other amenities, is just a short distance away.

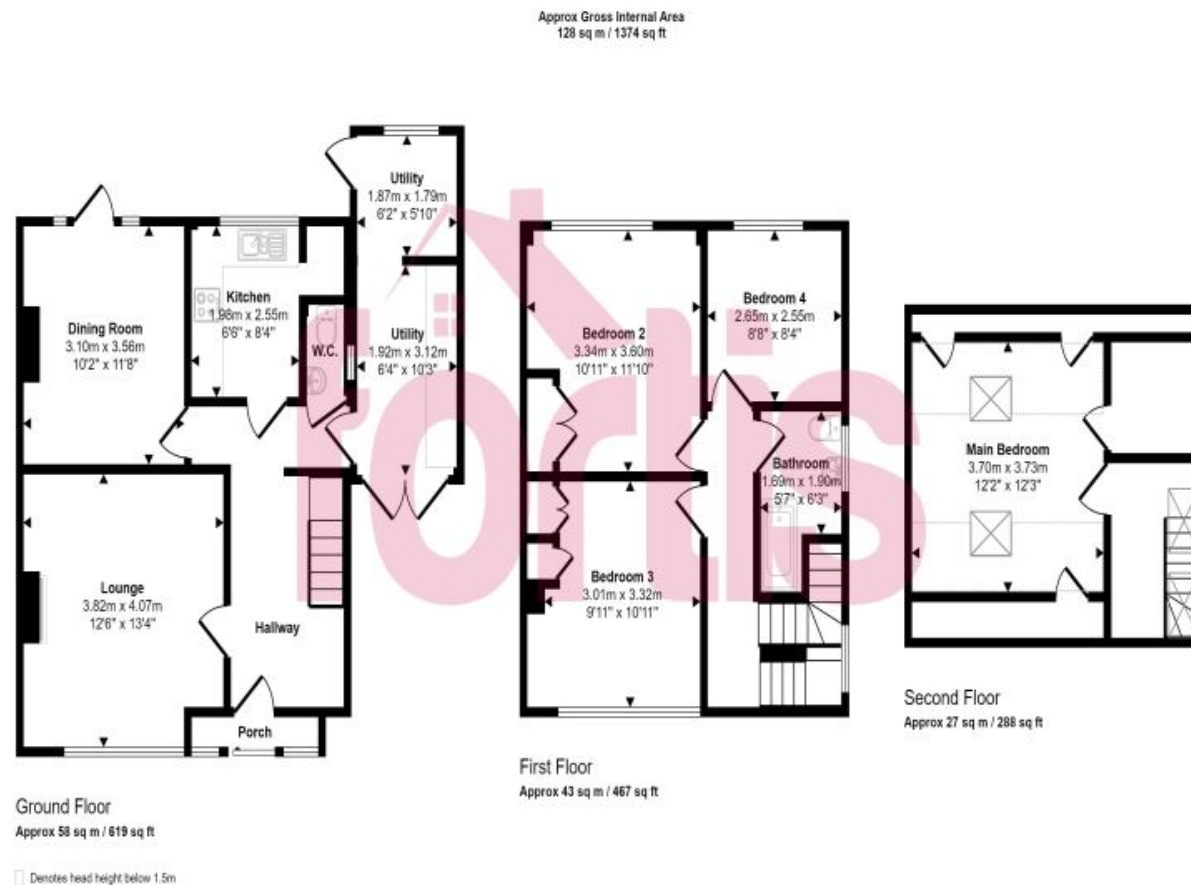
This well-maintained home is perfect for a growing family. The property features off-street parking at the front, and the ground floor comprises a porch, a bright entrance hallway, a sitting room, a dining room, a fitted kitchen, a downstairs WC, and a side return providing additional storage and utility space. The first floor offers three double bedrooms and a family bathroom, while the second floor includes an additional double bedroom. The property is further enhanced by one of the largest gardens on the road, ideal for entertaining and family activities.

This property is brimming with potential—contact Fortis today to arrange a viewing.



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		77
(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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