



25 Coed Celyn Drive, NP11 5AU

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

£250000.00

Hallway

The front door opens onto a hallway that provides access to all downstairs rooms, and includes a wall-mounted radiator and a ceiling light point.

W.C.

A modern suite comprising low level WC with push button flush, pedestal wash basin with pillar taps, tiled white splashback and built in storage, wall mounted radiator, frosted window to front, ceiling light point and grey wood-effect flooring.

Lounge

The living room is a bright, modern space featuring an electric fireplace and French patio doors that open onto the garden. The room includes two wall-mounted radiators, a large front-facing window, a ceiling light point, multiple power points, and fitted carpet.

Dining Room

A multifunctional space suitable for use as a dining room or second living area. It features a front-facing window, a wall-mounted radiator, a ceiling light point, multiple power points, and fitted carpet.

Kitchen

This bright kitchen space features a range of floor and wall-mounted cupboards and drawers, a countertop with splashback, an inset sink with a draining board and mixer tap, a gas hob, and an electric oven. The space also includes room for an additional appliance, rear-facing window, wall-mounted radiator, ceiling light point, multiple power points, grey wood-effect flooring, and a glass half-panelled door providing access to;

Landing

The staircase and landing provide access to all upstairs bedrooms and the family bathroom. This area features a rear-facing window, a wall-mounted radiator, and a ceiling light point.

Main Bedroom

The main bedroom is a bright double room with a front-facing window, a wall-mounted radiator, a ceiling light point, multiple power points, and access to the ensuite.

En Suite

The ensuite features a three-piece suite with a fully tiled shower, wall-mounted shower attachment, and glass screen. It also includes a pedestal wash basin with a mixer tap and built-in storage, and a low-level WC with a push-button flush. The room has a partially tiled surround, a frosted rear window, a ceiling light point, and grey herringbone flooring.

Bedroom 2

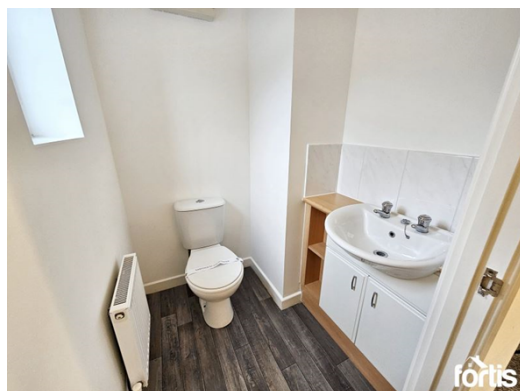
The second double bedroom features built-in wardrobes and storage cupboards, a front-facing window, a wall-mounted radiator, a ceiling light point, and multiple power points.

Bedroom 3

A single bedroom with a rear-facing window, a wall-mounted radiator, a ceiling light point, and power points.

Bathroom

The bathroom features a three-piece suite comprising a





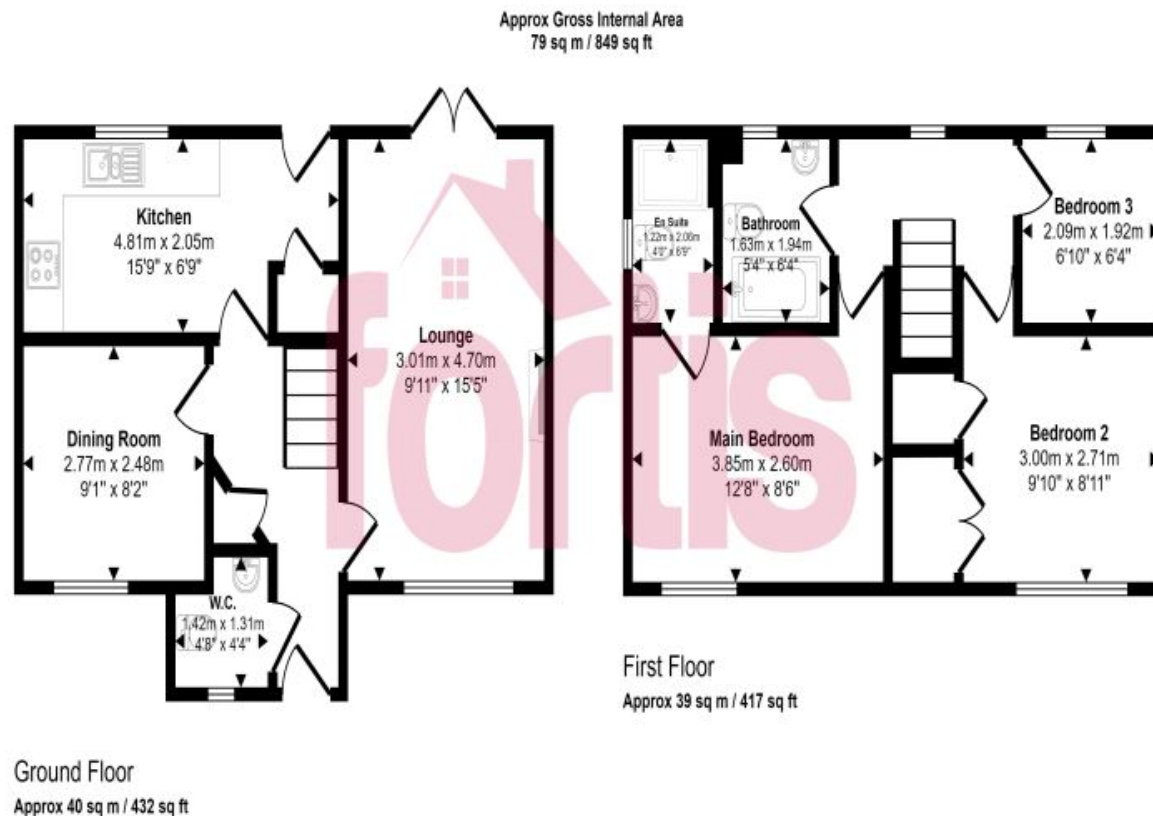
This three-bedroom family home with good sized garden has been thoroughly modernized to a high standard. It offers ample off-road parking...

This three-bedroom family home with good sized garden has been thoroughly modernized to a high standard. It offers ample off-road parking and a single garage. Inside, the property features a downstairs WC, a living room, a dining room, and a kitchen. The first floor includes two good-sized double bedrooms (one with an ensuite) and a single bedroom, as well as a family bathroom. The generously sized back garden will be the ideal space for entertaining or for your children to play.



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		88
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and

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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