



29 Instow Place, CF3 5TN

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

£210000.00

Entrance Porch
Accessed via UPVC door, frosted windows to both sides, tiled flooring, tiled walls, ceiling light point, door to:

Hall
Stairs to the first floor, ceiling light point, coved ceiling, radiator, doors to:

Living room
Window to the front, sliding patio doors to the rear, radiator, feature fire place, coved ceiling, ceiling light point.

Dining room
Window to the rear, ceiling light point, understairs storage cupboard, door to:

Kitchen
Fitted with a range of wall and base level cupboard and drawer units with work surfaces over, inset 4 ring gas hob with cooker hood above, built in oven, inset stainless steel sink and drainer, mixer tap, tiled splash backs, windows and doors to both front and rear, tiled flooring, radiator.

Landing
Window to the side, loft access point, ceiling light point, doors to:

Bedroom 1
A good sized double bedroom with window to the front, ceiling light point, radiator, vanity unit with wash basin

and storage cupboards beneath, ceiling light point, coved ceiling.

Bedroom 2
A second double bedroom, with window to the rear, ceiling light point, radiator.

Bathroom
A well appointed three piece suite comprising panel enclosed bath, low level WC, tiled walls, ceiling light point, radiator.

Outside
There is off road parking to the front, an area of lawn, planted with a selection of shrubs.
The rear garden is mainly laid to lawn with patio area adjoining the house. There is a selection of semi mature trees and shrubs and greenhouse to the rear.





OPEN HOUSE - 21st SEPTEMBER A two bedroom semi detached family home, in a sought after cul-de-sac and offered for sale with no onward chain.

OPEN HOUSE - 21st SEPTEMBER Fortis are delighted to present this semi detached family home comprising two reception rooms, kitchen, two bedrooms and family bathroom. Perfect for first time buyers and downsizers alike who are looking for a project. The accommodation briefly comprises of living room, dining room, kitchen, two bedrooms and a bathroom. Outside is a mature, large garden to the rear, a lawned area to the front and driveway for two cars.

Water/drainage is supplied and maintained by Welsh Water/Dwr Cymru. Gas and Electric is supplied by British Gas. TV & broadband currently supplied by Sky.



Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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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