





111 Pwllmelin Road, CF5 3QA

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

£250000.00

**Entrance Porch**  
Accessed via double glazed door, wood black flooring, wall light point door to:

**Hallway**  
Stairs to the first floor, wall mounted radiator, ceiling light point, doors to:

**Living room**  
Double doors leading to the garden, feature fire place, picture rail, ceiling light point.

**Dining room**  
Upvc sliding patio doors to the rear, ceiling light point, feature fire place, radiator.

**Kitchen**  
Fitted with a matching range of wall and base level cupboard and drawer units with work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash backs, space and plumbing for domestic appliances, wall mounted boiler, door to utility, window to the front.

**Utility**  
Door to front and rear, ceiling light point door to WC, door to storage cupboard.

**Landing**  
Front aspect window, ceiling light point, loft access point, storage cupboard, doors to:

**Bedroom one**

A dual aspect room with windows to side and rear, ceiling light point, radiator.

**Bedroom two**  
A good sized room with windows to the rear, ceiling light point, radiator, built in storage cupboards.

**Bedroom three**  
A good sized room with windows to the front, ceiling light point, radiator, built in storage cupboard.

**Bathroom**  
A white three piece suite comprising panel enclosed bath, low level WC, pedestal wash basin, part tiled walls, window to the front, ceiling light point, radiator.

**Outside**  
There is an attractive front garden, mainly laid to lawn with shrub and flower borders. To the rear is a good sized south facing garden, mainly laid to lawn with raised patio area adjoining the house, single garage to the rear, gated rear access.

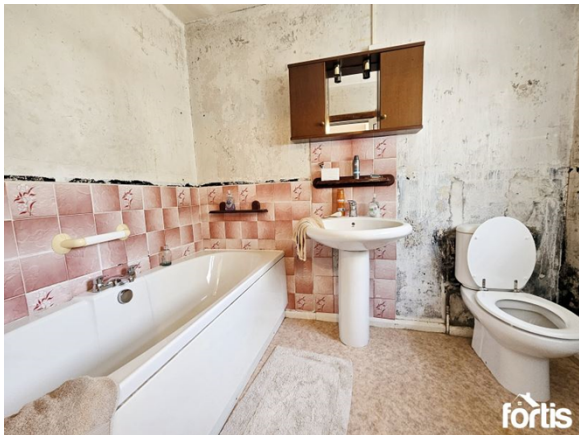
**Garage**  
A single, detached garage to the rear of the property.





We are delighted to offer for sale this three bedroom semi detached family home, with garage to the rear, located approx 100 yards from Fairwater Dell.

Fortis bring to the market this three bedroom semi-detached family home, in need of TLC but, offering buyers the opportunity to create their own perfect home. The property briefly comprises of two reception rooms, kitchen, side utility, two double bedrooms, one single bedroom and a family bathroom room, south facing garden and garage to the rear. located around 100 yards from Fairwater Dell, less than 200 yards from local shops, half a mile from local transport links and schools, this property is the place to be. Don't miss out!



| Environmental Impact (CO <sub>2</sub> ) Rating                        |         |           |
|---|---------|-----------|
|   | Current | Potential |
| <i>Very environmentally friendly - lower CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i> |         |           |

| Energy Efficiency Rating                           |         |           |
|--|---------|-----------|
|  | Current | Potential |
| <i>Very energy efficient - lower running costs</i> |         |           |
| (92- A   |         |           |
| (81-91) B  |         | 84        |
| (69-80) C  |         |           |
| (55-68) D  | 64      |           |
| (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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