



46 St. Fagans Road, Cardiff

Cardiff

In Excess of £250,000

fortis



46 St. Fagans Road

Cardiff, Cardiff

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Hallway

Accessed via UPVC front door, stairs to first floor landing with traditional spindled balustrade and newel post, ceiling light point, door to:

WC

Plumbing for WC, wall mounted boiler (in need of repair), obscured front aspect window.

Front Reception

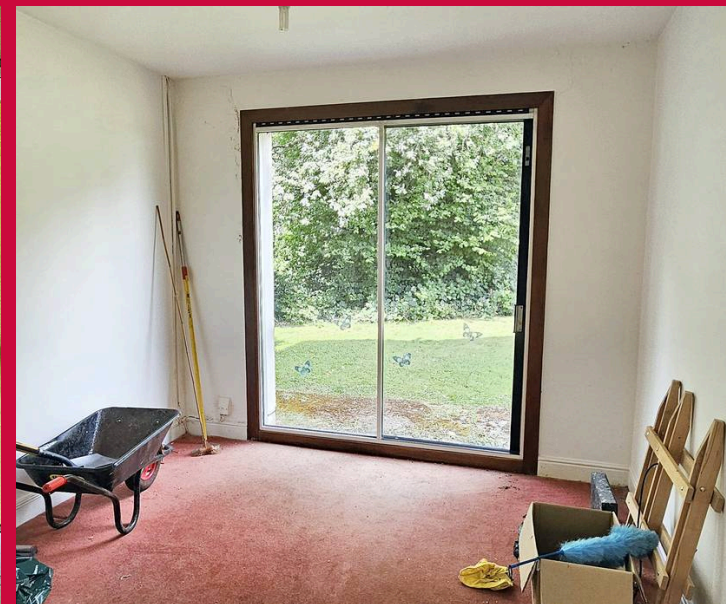
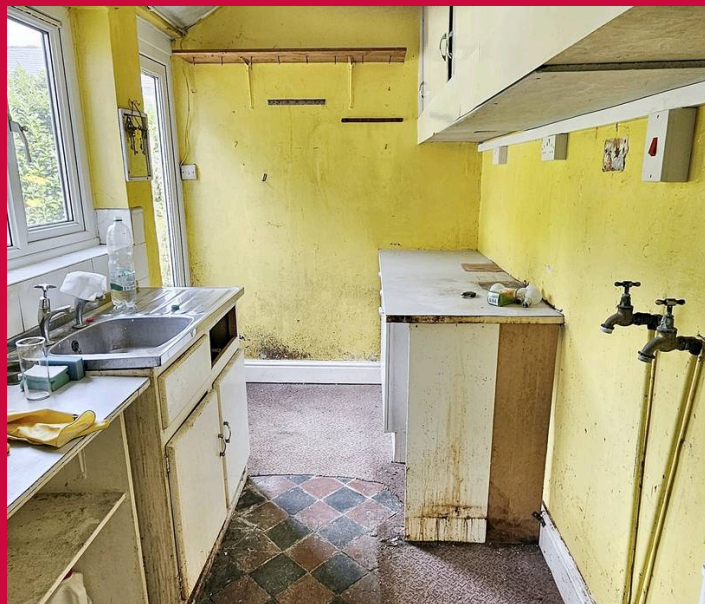
Front aspect square bay window, ceiling light point, radiator.

Reception Two

An open plan, "L" shaped family sized room with sliding patio doors to the garden and door to kitchen, ceiling light point, radiator, 2 x windows over looking the garden, ceiling light point, feature fire place.

Kitchen

Fitted with a range of wall and base level cupboard and drawer units with work surfaces over, inset sink and drainer with mixer tap, tiled splashbacks, space and plumbing for appliances, windows and door to garden, quarry tiled flooring, ceiling light point.





Landing

Loft access point, ceiling light point, doors to:

Bedroom One

Windows to front, ceiling light point, built in wardrobes.

Bedroom Two

Windows to rear, ceiling light point, radiator.

Bedroom Three

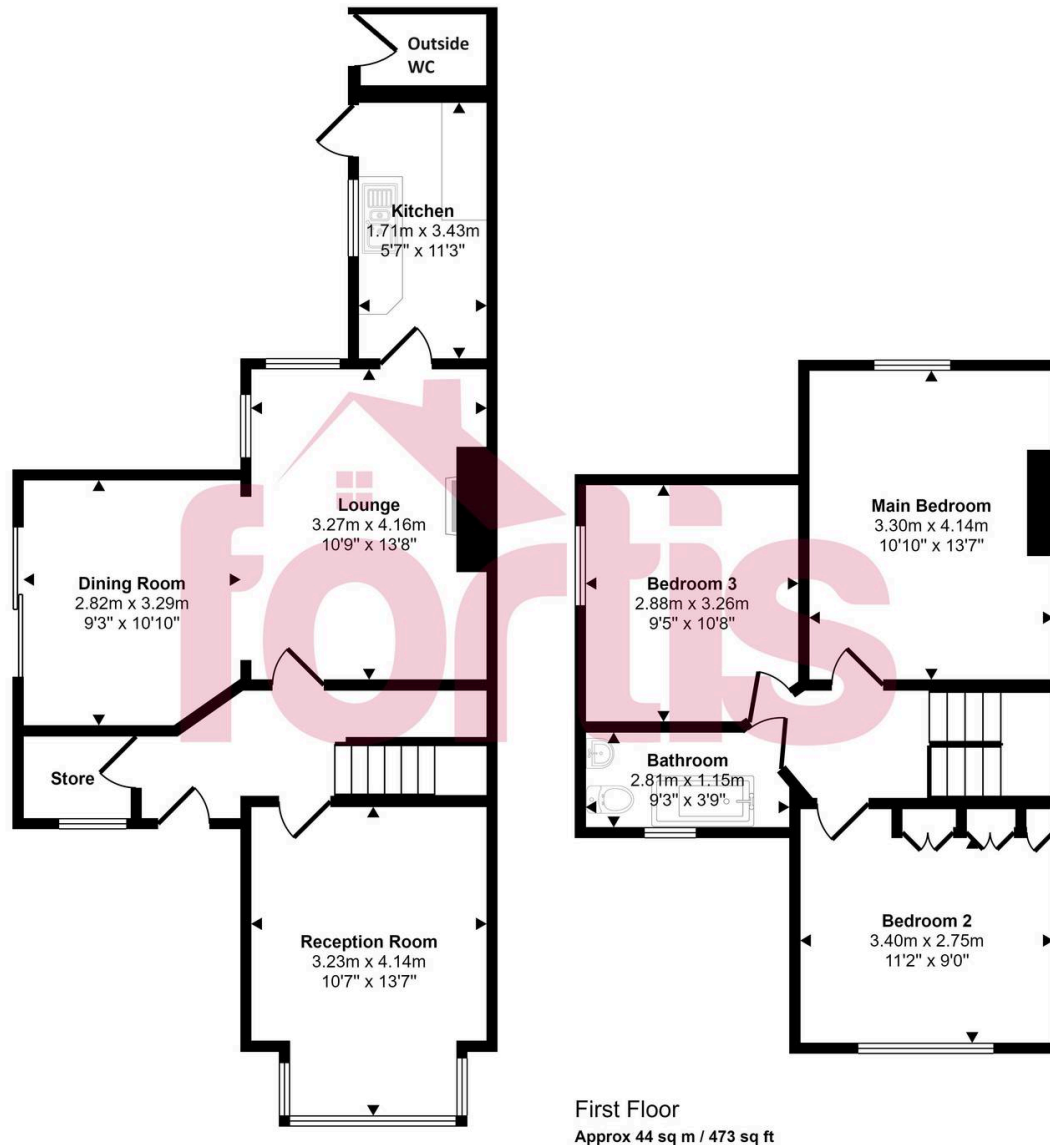
Windows to front, ceiling light point.

Bathroom

A three piece suite comprising panel enclosed bath, low level WC, pedestal wash basin, tiled splashback, obscured window, ceiling light point.



Approx Gross Internal Area
95 sq m / 1023 sq ft



Ground Floor
Approx 51 sq m / 551 sq ft

First Floor
Approx 44 sq m / 473 sq ft

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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

GARDEN

A larger than average corner plot, mainly laid to lawn and planted with beds, borders and a selection of trees and shrubs.

