



8 Lilac Close, CF5 3RT

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

£230000.00

Front Garden

The front garden is laid to lawn, with a pathway to the front door and a hard standing private parking space. The modern UPVC front door features a frosted panel in the centre and is sheltered by a storm porch.

Entrance

The entrance hallway provides direct access to the kitchen, as well as leading to the upstairs and the lounge diner. The space is tiled in modern flooring, has a wall mounted radiator and ceiling spotlights.

Lounge Diner

The lounge and dining space is light and bright, featuring a large front-facing double-glazed window and double-glazed French doors at the rear, providing access to the garden. The room includes a wall-mounted radiator, ceiling spotlights, and multiple power points.

Kitchen

The modern kitchen features sleek grey high-gloss wall and floor-mounted cupboard and drawer units, complemented by a grey tiled splashback surround. It includes an inset sink with a draining board and mixer tap, electric oven and hob, extractor fan, and pantry space. The kitchen also benefits from a rear-facing double-glazed window, and has tiled flooring continuing from the hallway, ceiling spotlights, and multiple power points.

Utility Room

The utility room, located to the side of the property, is fitted with high-gloss wall and ceiling units, tiled flooring,

ceiling spotlights, and multiple power points, an elevated dog shower, and offering ample space for kitchen appliances. Conveniently, it can be accessed via a hallway from the kitchen, as well as through doors from both the front and rear gardens.

W.C.

Accessed from the utility room, the downstairs W.C. comprises a pedestal hand wash basin with pillar taps, and a low-level W.C. with a dual push-button flush. There is a small frosted double-glazed window to the rear, tiled flooring, and a ceiling light point.

Landing

The landing area has a double-glazed window to the side, a ceiling light point, attic access, and provides access to;

Main Bedroom

The main bedroom is a spacious double, equipped with a double-glazed window to the front, wall-mounted radiator, and ceiling light point.

Bedroom 2

The second bedroom comfortably fits a double bed, and is equipped with a double-glazed window to the rear, wall-mounted radiator, multiple power points and ceiling light point.

Bathroom

The bathroom is a sleek and modern four-piece suite comprising a bath with mixer tap and handheld shower attachment, as well as a walk-in shower featuring a fitted shower tray with glass-panelled surround and door. Additionally, it includes a washbasin with a vanity unit

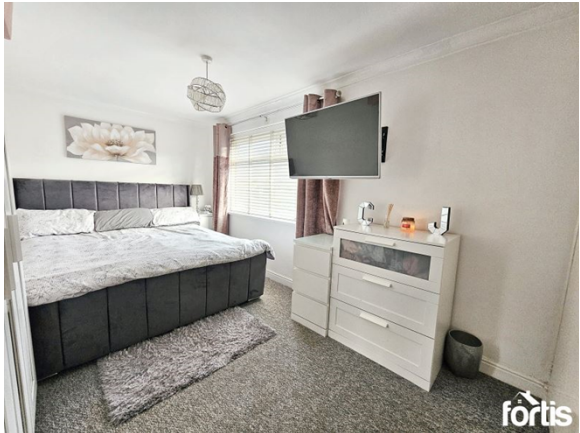




Fortis is thrilled to present this contemporary two-bedroom semi-detached property on Lilac Close, nestled on a quiet street at the top of Pentrebane. Conveniently located near green spaces, local amenities, schools, and bus routes, this home is an excellent choice for first-time buyers.

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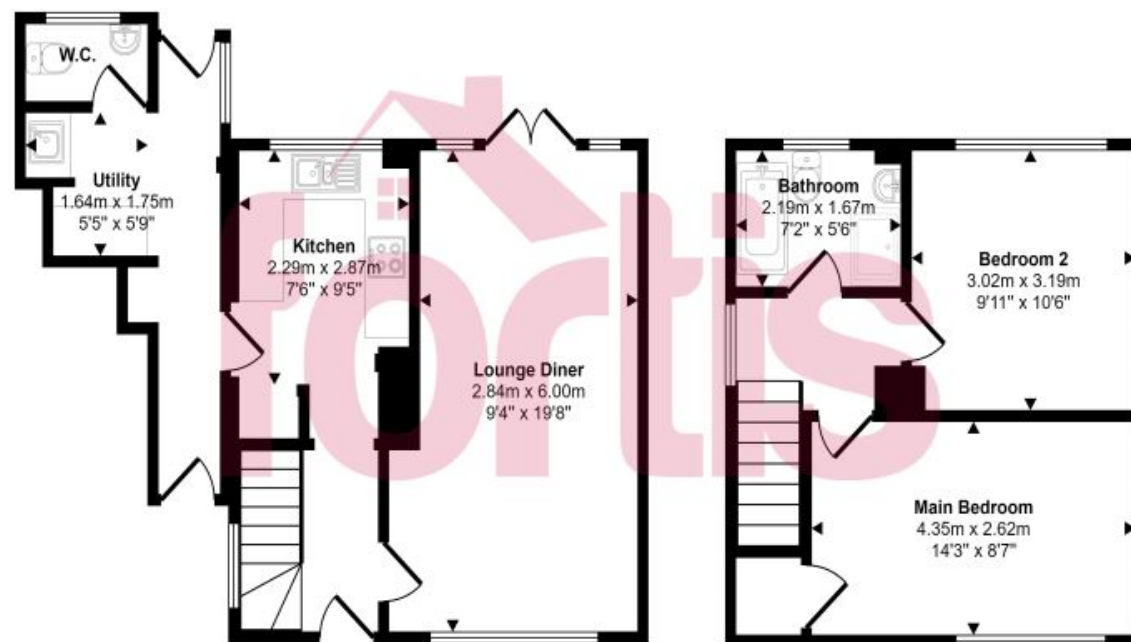
The ground floor features a bright lounge-diner, a sleek kitchen, a W.C., and a convenient utility space with direct outdoor access. Upstairs, you'll find two generously sized double bedrooms and a modern bathroom suite. The garden offers an idyllic, easy-to-maintain space, complete with patio and AstroTurf areas, perfect for relaxation and entertaining.



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		
(55-68) D		
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Approx Gross Internal Area
74 sq m / 799 sq ft



Ground Floor
Approx 42 sq m / 455 sq ft

First Floor
Approx 32 sq m / 344 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate

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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