



50 Orange Grove, Cardiff

In Excess of **£215,000**





50 Orange Grove

Cardiff, Cardiff

NO CHAIN * *SEMI DETACHED* *OFF ROAD PARKING* *3 BEDROOMS* *GREAT LOCATION This generously sized three bedroom semi detached house, set in the popular location of Fairwater close to amenities, shops and local schools making it the perfect family home!
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Entrance Hall

Enter property via part obscure UPVC door, under stair storage cupboard, radiator, stairs leading to first floor, side aspect window, door leading to:

Living Room

UPVC double glazed windows to fore, radiator

Dining Room

UPVC double glazed windows to rear, radiator

Kitchen

Range of wall and base units with work surfaces over, tile splash back, stainless steel sink drainer with hot and cold mixer tap, integral gas oven with x4 gas hob, extractor fan over, space for white goods, radiator, UPVC double glazed window to the rear

First Floor Landing

Side aspect double glazed UPVC window, loft hatch, doors leading to:

Bedroom One

UPVC double glazed window to fore, radiator

Bedroom Two

UPVC double glazed window to rear, built in storage cupboards, radiator

Bedroom Three

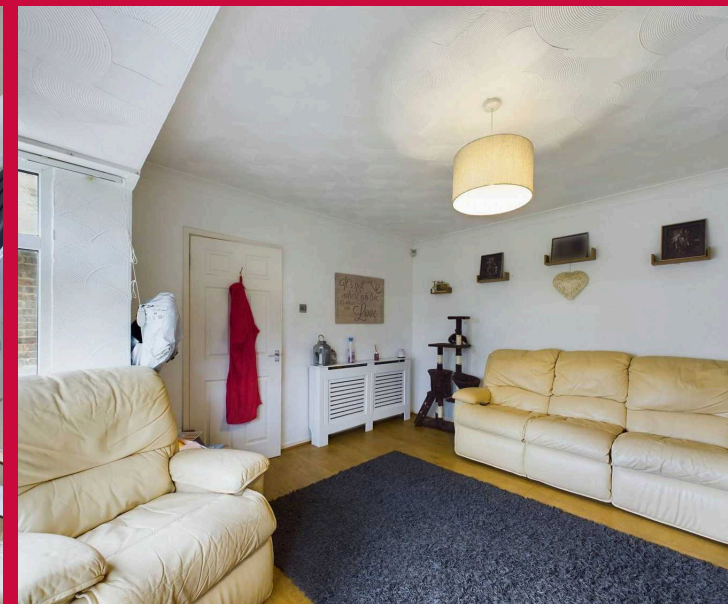
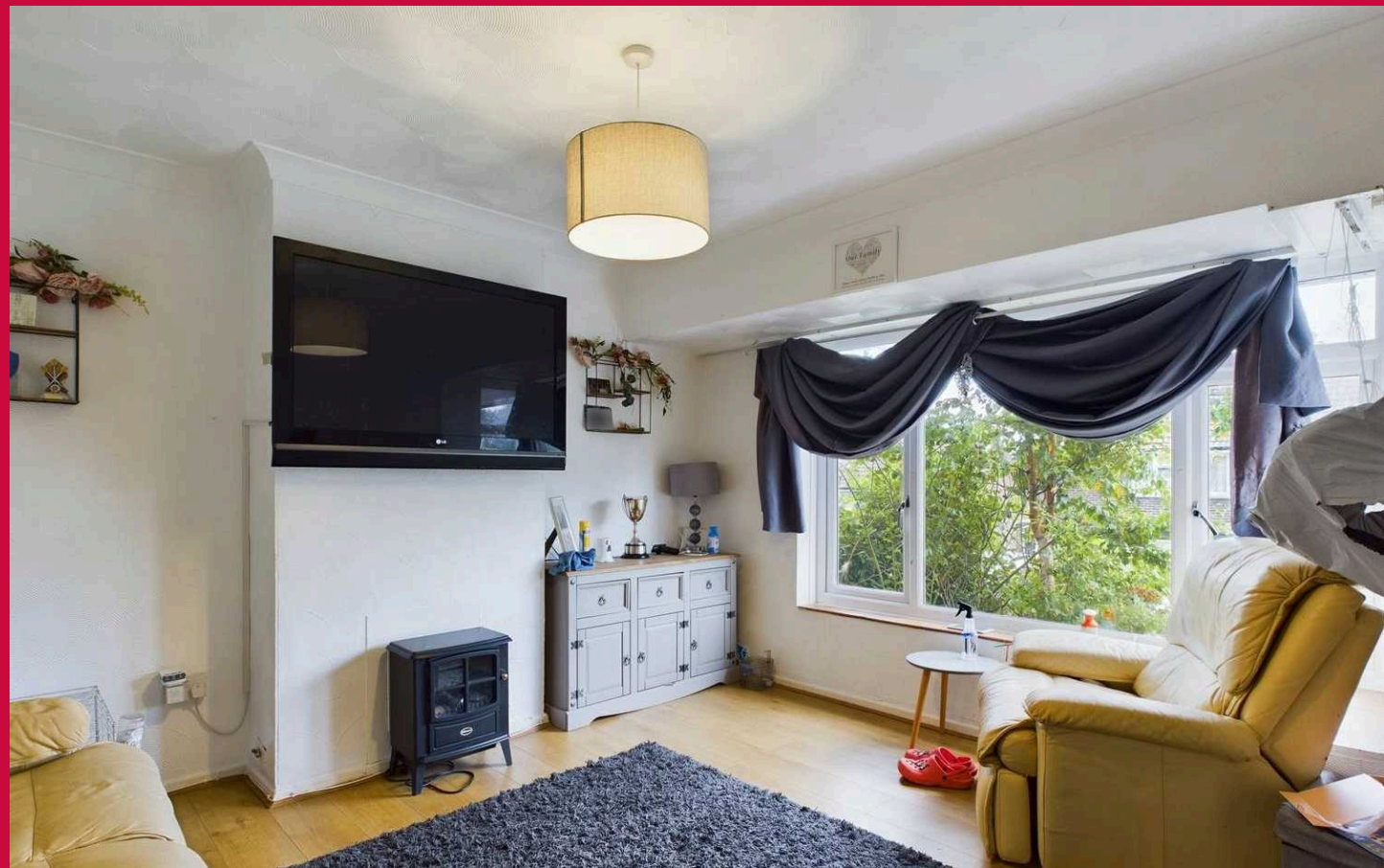
UPVC double glazed window to rear, radiator

Bathroom

Part tiled walls, low level WC, pedestal wash basin with hot and cold taps, bath with hot and cold taps with electric shower over, obscure glass UPVC window to the rear, single radiator

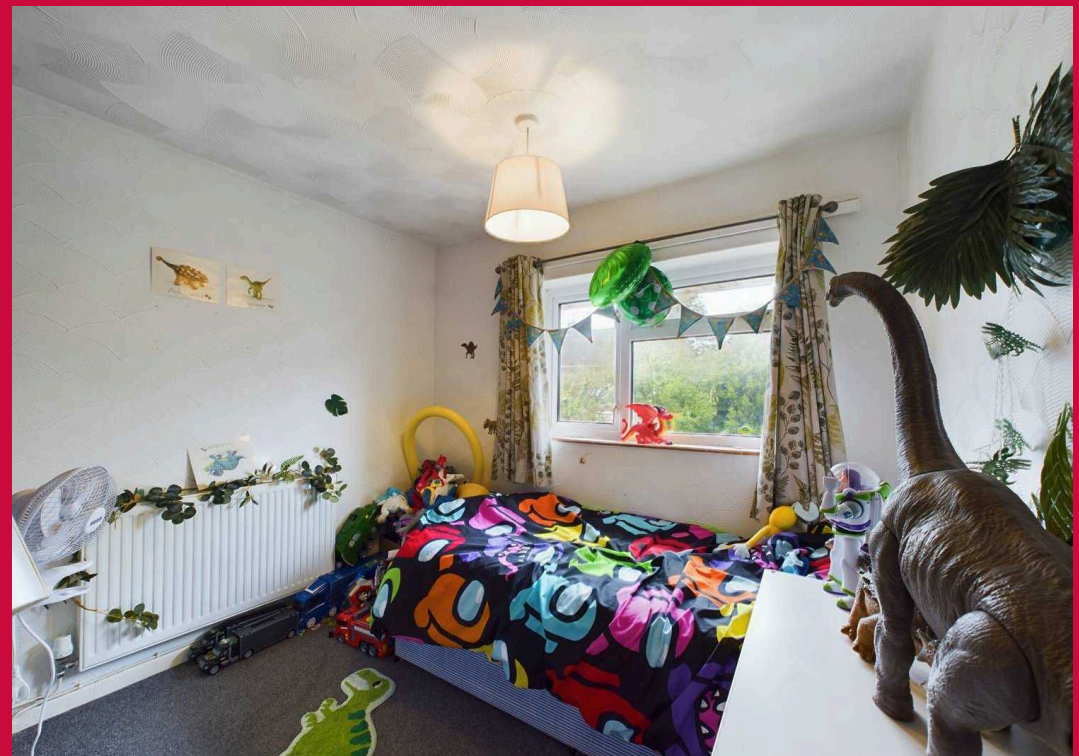
Outside

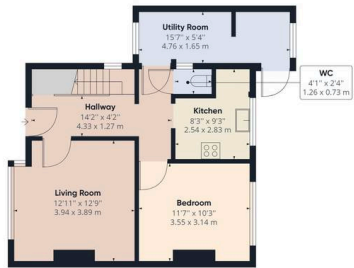
Rear enclosed garden. Driveway to the fore





GARDEN





Ground Floor Building 1



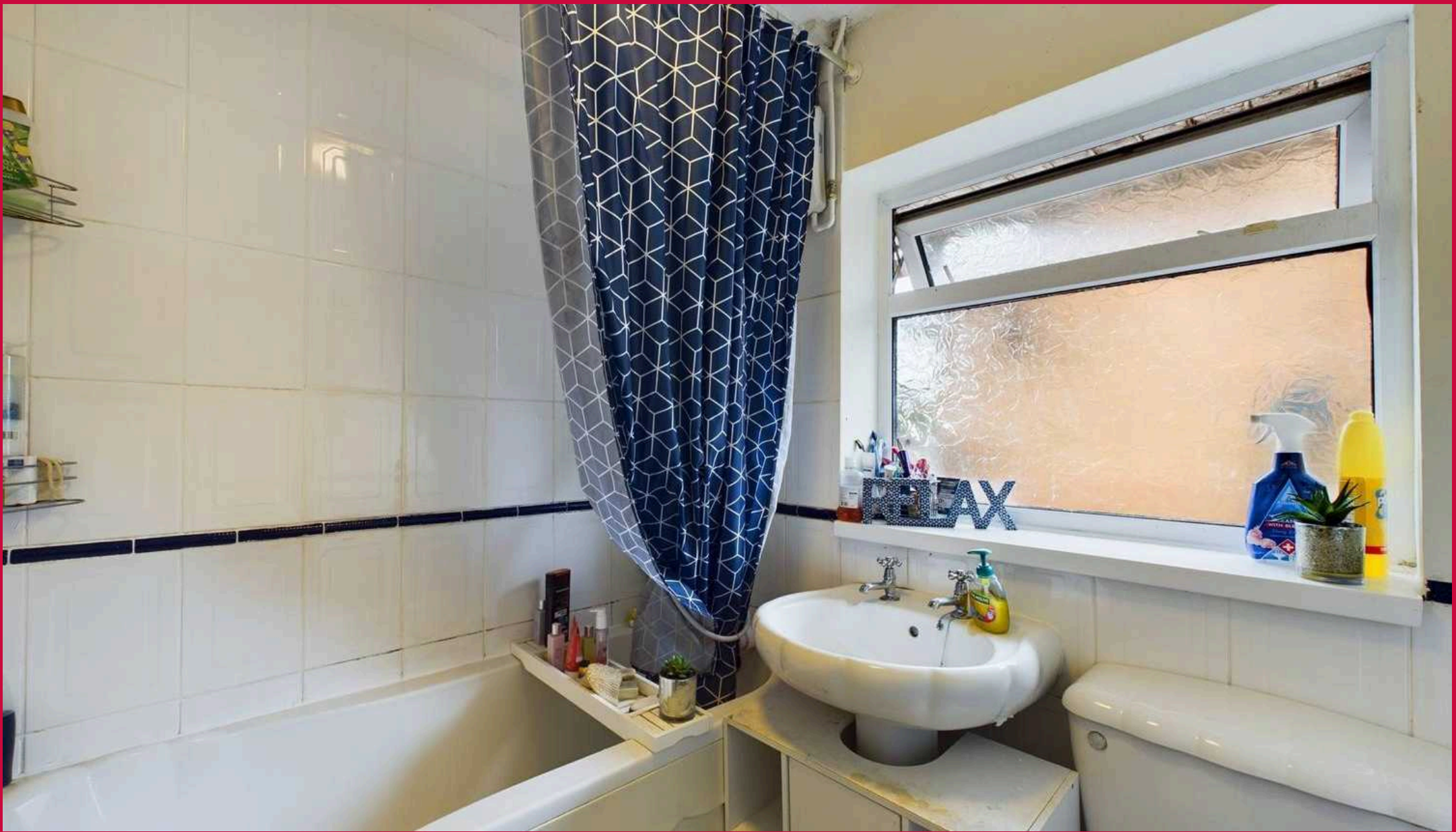
Floor 1 Building 1

Approximate total area⁽¹⁾
 956.27 ft²
 88.84 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Fortis

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