



28 Plasmawr Road, CF5 3JW

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

£250000.00

Entrance Hallway

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

Living Room

Double glazed UPVC window to fore, radiator, gas fireplace with wooden surround and stone hearth

Kitchen/Diner

Tile flooring, part tiled walls, range of wooden wall and base units with work surfaces over, stainless sink drainer with mixer tap over, integrated gas hob with extractor fan over, wall mounted electric oven and microwave, space for white goods to include plumbing for washing machine, double glazed UPVC window to rear, double glazed UPVC window to fore, x2 double glazed patio doors leading to rear

Downstairs W/C

Tile flooring, tiled walls, low level WC, double glazed UPVC window to rear

First Floor Landing

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

Bedroom 1

Double glazed UPVC window to fore, built in wardrobe space, radiator

Bedroom 2

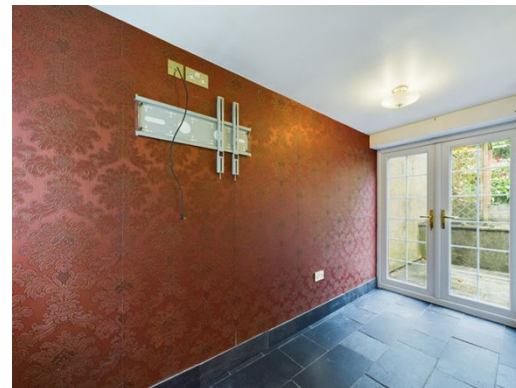
Double glazed UPVC window to rear, built in wardrobe space, radiator

Bedroom 3

Double glazed UPVC window to fore, radiator

Bathroom

Vinyl flooring, part tiled walls, low level WC with dual push button flush, vanity wash basin with mixer tap over, storage beneath, bath with hot and cold mixer tap, electric shower over, glass shower screen, heated towel rail





Chain-Free Opportunity! A three-bedroom semi-detached residence conveniently situated near local shops and amenities in the sought-after Fairwater area.

Chain-Free Opportunity! A three-bedroom semi-detached residence conveniently situated near local shops and amenities in the sought-after Fairwater area. This property offers a blank canvas for the next homeowner to personalize and is an ideal choice for first-time buyers or families!

The property comprises, an entrance hallway, living room, a combined kitchen diner and a convenient downstairs WC on the ground floor. Upstairs, you'll find three bedrooms and family bathroom. The property also features front and rear gardens with rear access.



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		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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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