



3 Abernethy close, CF3 0SB

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

£180000.00

Entrance Porch
Enter property via UPVC door, door leading to:

Living Room
UPVC double glazed windows to the fore, stairs to the first floor, door leading to:

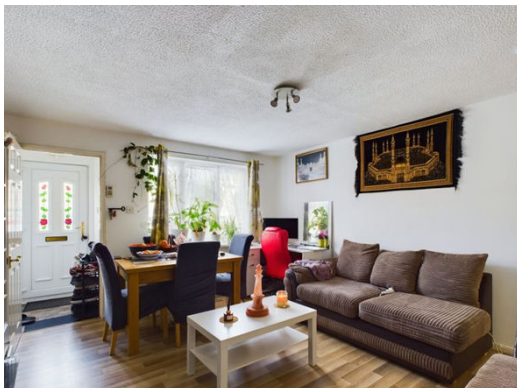
Kitchen
Tile flooring, range of high gloss wall and base units with wooden work surfaces over, stainless steel sink drainer with mixer tap, tile splash back, integrated electric oven with x4 electric hob and extractor fan over, combination boiler, space for white goods to include plumbing for washing machine, radiator, UPVC double glazed window to rear, UPVC external door leading to rear garden

First Floor Landing
Loft hatch, doors leading to:

Bedroom 1
Double glazed UPVC window to fore, radiator

Bedroom 2
Double glazed UPVC windows to rear, radiator

Bathroom
Tile flooring, tiled walls, bath with hot and cold mixer tap and electric shower over, low level WC with dual push button flush, pedestal wash basin with hot and cold taps, airing cupboard, obscure glass UPVC obscure window





Fortis are delighted to bring to market this charming Semi-Detached home features two double bedrooms and is peacefully nestled in a tranquil cul-de-sac on the outskirts of St Mellons.

Fortis are delighted to bring to market this charming Semi-Detached home features two double bedrooms and is peacefully nestled in a tranquil cul-de-sac on the outskirts of St Mellons, conveniently located within walking distance to the picturesque Hendre Lake. The property comprises a large living/dining space and kitchen on the ground floor with two double bedrooms and family bathroom on the first floor. The accommodation further benefits from a private, secure rear garden and a drive way for x2 cars to the fore.



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		88
(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.



2a Fairwater Green, Fairwater, Cardiff, CF5 3BA

t: 02920 561 111

e: Cardiff@fortis.homesnewport@fortis.homes