





19 Ash Place , CF5 3PP

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

£235000.00

#### Entrance Hallway

Enter property via part obscure glass UPVC door, stairs leading to first floor, under stair storage cupboard, alarm system, radiator, doors leading to:

#### Reception Room 1

UPVC double glazed windows to the fore, radiator, free standing log burner, marble effect hearth

#### Reception Room 2

Double glazed UPVC window to rear, x2 feature arches, radiator

#### Kitchen

Tile flooring, range of wooden wall and base units, work surface over, stainless steel double sink with hot and cold mixer tap, tile splash back, integrated electric oven with x4 gas hob and extractor fan over, pantry style cupboard, space for white goods to include plumbing for washing machine, combination boiler, double glazed UPVC windows to the rear

#### Downstairs W/C

Tiled walls, low level WC, side aspect obscure glass UPVC window

#### First Floor Landing

Split level staircase, side aspect obscure glass double glazed UPVC window, radiator, loft hatch, doors leading to:

#### Bedroom 1

Double glazed UPVC window to fore, radiator

#### Bedroom 2

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

#### Bedroom 3

Double glazed UPVC window to rear, radiator

#### Bathroom

Tile flooring, tiled walls, low level WC, pedestal wash basin, bath with hot and cold taps, electric shower over and glass shower screen, obscure glass UPVC window, radiator





We are delighted to present this attractive 3-bedroom semi-detached family residence for sale.

We are delighted to present this attractive 3-bedroom semi-detached family residence for sale, ideally situated in a sought-after area near various conveniences and the beautiful Fairwater Park. Cardiff City Centre is just a short drive away or a pleasant 35-minute stroll. This spacious family home features two distinct living areas, a private rear garden, and a garage. The accommodation comprises a spacious entrance hallway, two size-able reception rooms, kitchen and WC on the ground floor and three double bedrooms and family bathroom on the first floor.



Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Ground Floor



Landing 9'2" x 2'11" Bathroom 6'3" x 5'7"

Approximate total area<sup>(1)</sup>

882.89 ft<sup>2</sup>

82.02 m<sup>2</sup>

Reduced headroom

1.04 ft<sup>2</sup>

0.10 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

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

## 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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