





18 Ashcroft Crescent , CF5 3RN

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

£250000.00

Entrance Hallway  
Enter property via part obscure glass UPVC door,  
radiator, stairs to first floor, door leading to:

Reception Room 1  
Double glazed UPVC window to fore, radiator,  
(decommissioned) gas fireplace with wooden hearth  
surround, archway leading to interconnected reception  
room

Reception Room 2  
Double glazed UPVC french sliding external door  
leading to rear, radiator, gas fireplace with marble  
hearth and wooden surround, door leading to:

Kitchen  
Tile flooring, tiled walls, range of wooden wall and base  
units with wooden work surfaces over, stainless steel  
sink drainer with mixer tap over, free standing gas oven  
with x4 gas hob, space for white goods, combination  
boiler, UPVC double glazed window to rear, part  
obscure glass UPVC external door leading to rear

Utility Room  
Space for white goods, fuse box, meters, door leading  
to:

Downstairs WC  
Tile effect flooring, tiled walls, low level WC, pedestal  
hand basin with mixer tap over, obscure glass UPVC  
window to fore

First Floor Landing  
Loft hatch, doors leading to:

Bedroom 1  
UPVC double glazed windows to the fore, x2 built in  
storage cupboards, radiator

Bedroom 2  
UPVC double glazed windows to rear, built in mirror  
fronted wardrobe, radiator

Bedroom 3  
UPVC double glazed window to fore, built in storage  
cupboard, radiator

Bathroom  
Vinyl flooring, tiled walls, accessible walk in shower unit  
with electric shower over, pedestal wash basin with hot  
and cold taps, obscure glass UPVC window to rear

Upstairs WC  
Vinyl flooring, tiled walls, low level WC, obscure glass  
UPVC window to rear







A three bedroom, semi detached family home in arguably the most desirable location in Fairwater, offered for sale with no onward chain.

**\*NO CHAIN\* \*END TERRACE\* \*3 BEDROOMS\*  
\*ENCLOSED REAR GARDEN\***

We are pleased to bring this much loved home located in sought after Fairwater. This property has been well maintained by its previous owners, making it the perfect blank canvas, ideal for investors or first time buyers ready for a project!

The accommodation briefly comprises interconnected reception rooms, kitchen, WC and utility area downstairs. It further benefits from three good sized bedrooms, accessible bathroom and separate WC. With a private enclosed rear garden this property offers itself so much potential.



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		
(69-80) C		
(55-68) D		
(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.



Approximate total area<sup>(1)</sup>  
486.26 ft<sup>2</sup>  
45.17 m<sup>2</sup>

<sup>(1)</sup> 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.



2a Fairwater Green, Fairwater, Cardiff, CF5 3BA  
t: 02920 561 111  
e: Cardiff@fortis.homesnewport@fortis.homes

www.fortis.homes