



56 Waterhall Road , CF5 3LL

£300000.00

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

- Semi-Detached House D
- Car Port D
- No Onward Chain D

Entrance Porch
Front porch of UPVC double glazed construction, tile flooring, wooden part obscure glass door leading to:

Entrance Hallway
Obscure glass picture window to fore and side, radiator, stairs to the first floor, under stairs storage, doors leading to:

Reception Room 1
Double glazed UPVC windows to fore, radiator, freestanding electric fireplace, tile hearth

Reception Room 2
UPVC double glazed windows to rear, radiator, archway leading to:

Kitchen
Range of wooden wall and base units, work surfaces over, part tiled walls, integrated electric oven with x4 electric hob over, stainless steel sink drainer with mixer tap over, space for white goods to include plumbing for washing machine, wall mounted combination boiler, side aspect double glazed UPVC window, wooden part glass door leading to:

Conservatory
Rear extension of UPVC double glazed construction, tile flooring, UPVC glass side door leading to rear garden

Downstairs WC
Obscure glass window, low level WC with dual button flush

First Floor Landing
Doors leading to:

Bedroom 1
UPVC double glazed windows to fore, radiator

Bedroom 2
Double glazed UPVC windows to rear, x3 built in wardrobe cupboards, radiator

Bedroom 3
UPVC double glazed windows to fore, full wall built in wardrobes, radiator

Bedroom 4
UPVC double glazed window to fore, built in storage cupboard, loft hatch, radiator

Bathroom
Tile flooring, tiled walls, double walk in shower unit with mixer shower, low level WC, pedestal wash basin with hot and cold taps, radiator, wall mounted mirror, obscure glass UPVC window to rear





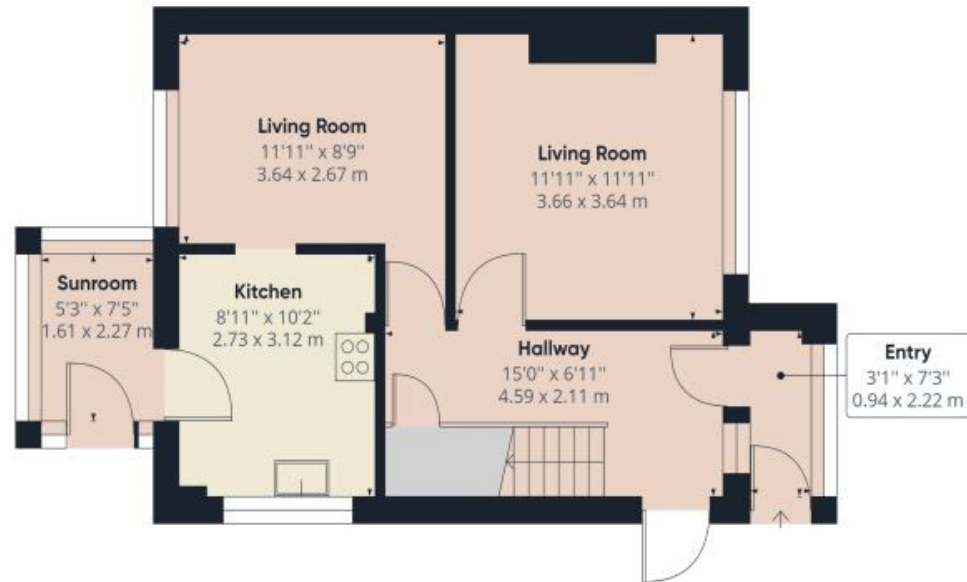
Fortis are pleased to bring to market this spacious semi-detached four-bedroom home.

Fortis are pleased to bring to market this spacious semi-detached four-bedroom home. It presents abundant living area and an unusually sizable rear garden, making it an ideal fit for a growing family. With meticulous upkeep and upgraded amenities like gas central heating and comprehensive double glazing, this property presents an outstanding chance for an individual to move in and customize to their liking. The property's facade showcases a car port driveway and a front lawn that guides you to the main entrance. 56 Waterhall Road further benefits from a size-able, well maintained rear garden and garage. This accommodation comprises two reception rooms, kitchen, rear conservatory and WC on the ground floor, with four bedrooms and family bathroom on the first floor.



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



Approximate total area⁽¹⁾
530.62 ft²
49.30 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.

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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