



64 Willowdale Road, CF5 3TP

£200000.00

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

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

Living Room
Double glazed UPVC windows to fore, radiator, electric fireplace with marble hearth

Kitchen/diner
Range of wooden wall and base units with work surfaces over, stainless steel sink drainer with hot and cold mixer tap, integral cooker with x4 hob, extractor fan over, space for white goods, double glazed UPVC window to rear

Conservatory
Glass UPVC double glazed extension on rear of the kitchen, UPVC side external door

First Floor Landing
Loft hatch, doors leading to:

Bedroom One
Double glazed UPVC window to fore, radiator, fan light ceiling point

Bedroom Two
Double glazed UPVC window to rear, radiator

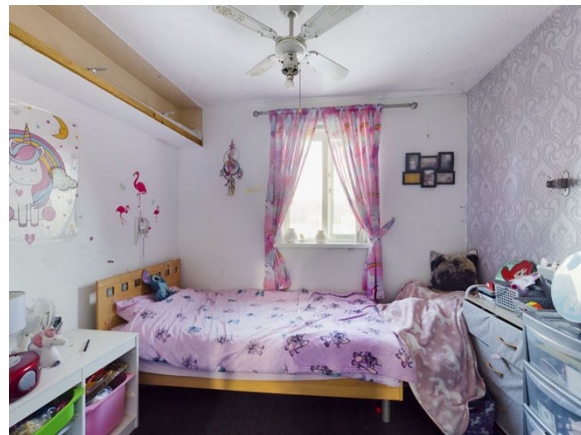
Bedroom Three
Double glazed UPVC window to rear, radiator, fan light ceiling point

Bathroom
Vinyl flooring, tiled walls, pedestal wash basin with hot and cold taps, electric shower corner unit, low level WC, bath with mixer tap and shower head





NO CHAIN* *3 BEDROOMS* *OFF-ROAD PARKING
Located in the popular area of Pentreban, Fortis are delighted to market this three bedroom mid terrace property. Offered to the market with no chain, benefiting from three bedrooms, off road parking and a generous sized rear garden making this the ideal family home or perfect investment property. The accommodation briefly comprises of an entrance hallway, living room, generous open plan kitchen dining, onto glass conservatory, three good sized bedrooms upstairs and family bathroom. The outside of the property further benefits from a large, low maintenance rear garden and off road parking.



Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92- A		
(81-91) B		85
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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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