





50 Orange Grove , CF5 3SW

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

£215000.00

**Entrance Hallway**  
Enter property via part obscure UPVC door, under stair storage cupboard, radiator, stairs leading to first floor, side aspect window, door leading to:

**Living Room**  
UPVC double glazed windows to fore, radiator

**Reception Room 2**  
UPVC double glazed windows to rear, radiator

**Kitchen**  
Range of wall and base units with work surfaces over, tile splash back, stainless steel sink drainer with hot and cold mixer tap, integral gas oven with x4 gas hob, extractor fan over, space for white goods, radiator, UPVC double glazed window to the rear

**First Floor Landing**  
Side aspect double glazed UPVC window, loft hatch, doors leading to:

**Bedroom 1**  
UPVC double glazed window to fore, radiator

**Bedroom 2**  
UPVC double glazed window to rear, built in storage cupboards, radiator

**Bedroom 3**  
UPVC double glazed window to rear, radiator

**Bathroom**

Part tiled walls, low level WC, pedestal wash basin with hot and cold taps, bath with hot and cold taps with electric shower over, obscure glass UPVC window to the rear, single radiator

**External**  
Rear enclosed garden.  
Driveway to the fore







**\*NO CHAIN \* \*SEMI DETACHED\* \*OFF ROAD PARKING\* \*3 BEDROOMS\* \*GREAT LOCATION\***  
This generously sized three bedroom semi detached house, set in the popular location of Fairwater close to amenities, shops and local schools making it the perfect family home!

This generously sized three bedroom semi detached house, set in the popular location of Fairwater close to amenities, shops and local schools making it the perfect family home!

The spacious accommodation briefly comprises of an entrance hallway, two reception rooms, fitted kitchen, three good sized bedrooms and bathroom. The property further benefits from double glazing, gas central heating, a rear enclosed garden and off-road parking. This is one not to be missed - Call us to book your viewing today!



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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92- A		
(81-91) B		
(69-80) C	75	76
(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.



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

t: 02920 561 111

e: Cardiff@fortis.homesnewport@fortis.homes