



219 St Fagans Road , CF5 3DL

£290000.00

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

Entrance Porch

Enter property via part obscure glass UPVC door, double glazed windows to the fore, radiator, doors leading to:

Living Room

UPVC double glazed windows to the fore, marble hearth with wooden surround, radiator, door leading to:

Hallway

Side aspect double glazed obscure glass picture window, radiator, stairs leading to first floor, under stair storage cupboard, doors leading to:

Kitchen/Diner

Range of high gloss wooden wall and base units with work surfaces over, tiled walls, stainless steel sink drainer with hot and cold mixer tap, free standing gas oven with x4 hob over, space for white goods to include plumbing for washing machine, UPVC double glazed window to the rear, radiator, sliding patio doors leading to:

Conservatory

Glass UPVC double glazed extension on rear, UPVC door leading to rear garden

Office

Radiator, door leading to:

Downstairs WC

Low level WC with dual push button flush

First Floor Landing

Loft hatch, airing cupboard, doors leading to:

Bedroom 1

UPVC double glazed windows to fore, radiator

Bedroom 2

UPVC double glazed windows to the rear, radiator

Bedroom 3

UPVC double glazed windows to the rear, radiator

Bathroom

Tile effect flooring, tiled walls, four-piece suite, corner mixer shower unit, pedestal wash basin with hot and cold taps, low level WC, bath with hot and cold mixer tap and shower head attachment, chrome effect heated towel rail, obscure glass double glazed windows to the fore





FREEHOLD* *SEMI-DETACHED* *SOUTH FACING GARDEN

Situated in the sought-after area of Fairwater in Cardiff CF5, this impressive semi-detached family home.

Situated in the sought-after area of Fairwater in Cardiff CF5, this impressive semi-detached family home is ideally positioned on St Fagans Road. This well presented property showcases a remarkable representation of comfortable living. Positioned away from the main road, a low maintenance front garden greets you upon approaching the residence with a driveway. The property also benefits from a beautifully maintained rear south facing garden adorned with lush green lawns, charming shrubs, and beautiful bushes. The accommodation briefly comprises an entrance porch leading to a hallway, living room and open plan kitchen/diner leading to conservatory, office/3rd reception room and WC on the ground floor and three 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		74
(55-68) D	58	
(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.



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