





10 Porthamal Road, CF14 6AR

£325000.00

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

**Porch**  
Of UPVC, double glazed construction accessed via UPVC double glazed door, ceramic tiled floor, UPVC double glazed door leading to:

**Entrance Hall**  
Small entrance hall, ceiling light point, doors to:

**Living room**  
A good sized living room with double glazed windows to the front and rear, feature fire place with wooden mantle and surround, Granite effect heath, ceiling light point, coved ceiling, double panelled radiator, door to:

**Kitchen**  
A good sized kitchen, fitted with a matching range of wall and base level cupboard and drawer units with work surfaces over, inset sink and drainer with mixer tap, double glazed windows to the side and rear, double glazed door to the garden. space and plumbing for domestic appliances, ceramic tiled flooring, coved ceiling, ceiling light point.

**Bedroom one**  
A good sized double bedroom with double glazed front aspect window, ceiling light point, radiator, laminate wood flooring.

**Bedroom two**  
A good sized double bedroom with double glazed side aspect window, ceiling light point, radiator, Parquet flooring.

**Shower / wet room**

Mostly tiled walls, low level WC, wash hand basin, wall mounted shower, loft access point, vinyl flooring, ceiling light point.

**Front garden**  
Low maintenance front garden being paved to provide parking and part laid to shingle, gated side access.

**Rear garden**  
A good sized rear garden being mainly laid to lawn with small patio area adjoining the house.





A two bedroom semi detached bungalow, in need of refurbishment and located less than half a mile away from Rhiwbina village with its local shops and amenities.

A two bedroom semi detached bungalow, in need of refurbishment and located less than half a mile away from Rhiwbina village with its local shops and amenities. The accommodation comprises Porch, entrance hall, living room, kitchen, two double bedrooms and shower room.

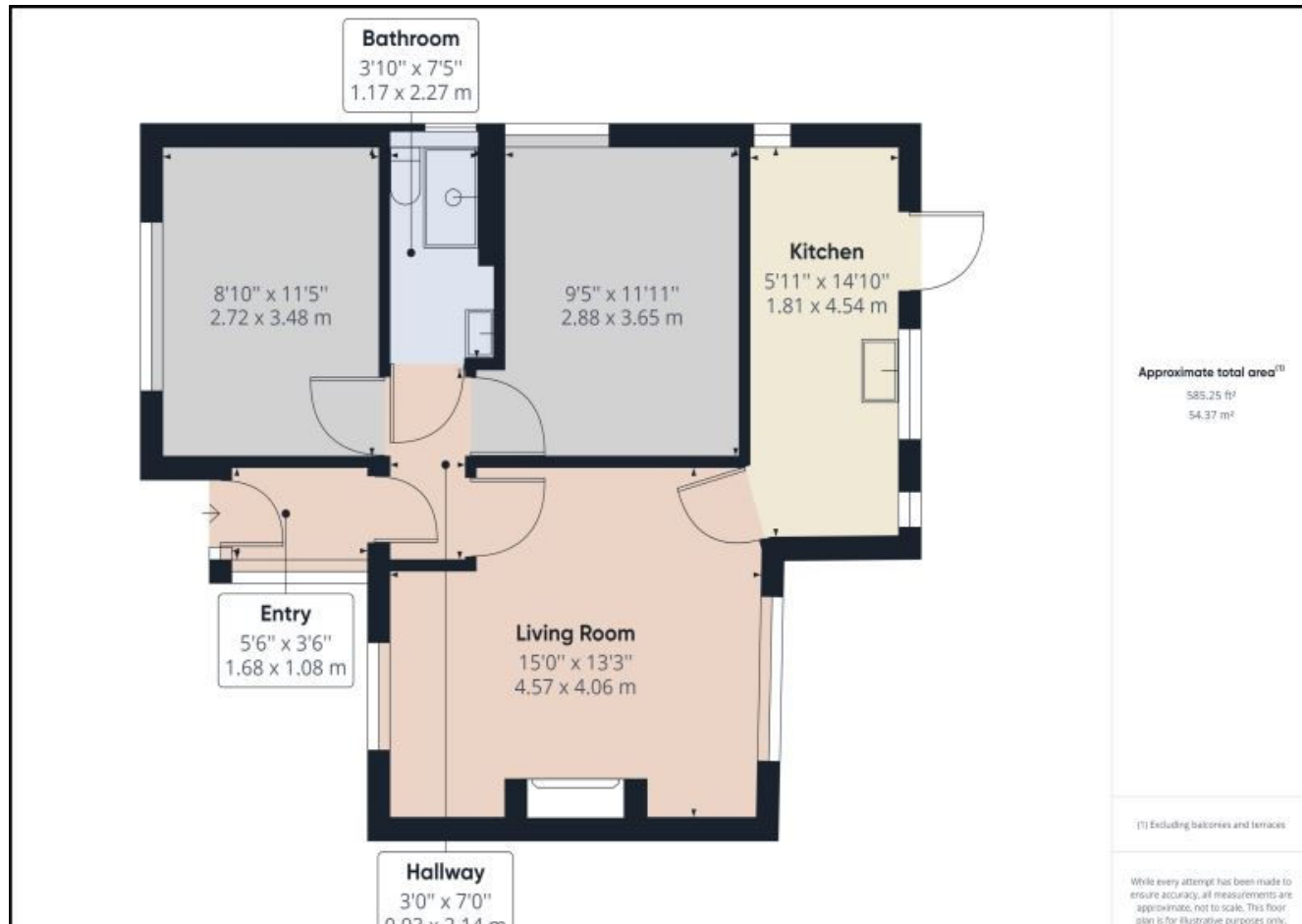
There is a good sized garden to the rear and off road parking to the front.





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		82
(69-80) C		
(55-68) D	62	
(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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