



29 Yewtree Close, CF5 3TS

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

£250000.00

Entrance Hall

Accessed via UPVC double glazed door, flanking obscured double glazed window, stairs to first floor landing. wood effect flooring, wall mounted radiator, ceiling light point, door to laundry cupboard, door to:

Reception 1

A good sized room, currently used as the dining room with double glazed front aspect window, ceiling light point, wall mounted feature radiator, arch through to:

Reception 2

Double glazed rear aspect window, ceiling light point, wall mounted feature radiator, door to:

Kitchen

A beautifully appointed kitchen, fitted with a modern range of shaker style wall and base level cupboard and drawer units with solid wood work surfaces over, inset ceramic Belfast sink with mixer tap over, integrated 5 ring electric hob with extractor hood over, built in double oven, wood effect flooring, double glazed door to the rear, double glazed window.

Guest WC

Low level WC, vanity unit with wash hand basin and storage cupboard beneath, double glazed front aspect obscured window,

First floor landing

Loft access point, ceiling light point, radiator, doors to:

Bedroom 1

A good sized double bedroom with double glazed front aspect window, ceiling light point, radiator, 2 x built in cupboards, wood effect flooring.

Bedroom 2

A good sized double bedroom with double glazed rear aspect window, ceiling light point, radiator, built in mirror fronted wardrobes, wood effect flooring.

Bedroom 3

A large single / small double bedroom with double glazed front aspect window, ceiling light point, radiator, built in cupboards, wood effect flooring.

Bathroom

A beautifully fitted, modern bathroom, fitted with a white three piece suite comprising panel enclosed bath, tiled around with built in display niche, vanity unit with wash basin and storage cupboard beneath, low level WC with push button dual flush, tiled walls, double glazed rear aspect obscured windows, tiled flooring, wall mounted chrome effect heated towel rail.





Discover the charm of this impeccably presented mid-terraced family residence, nestled in a tranquil no-through road.

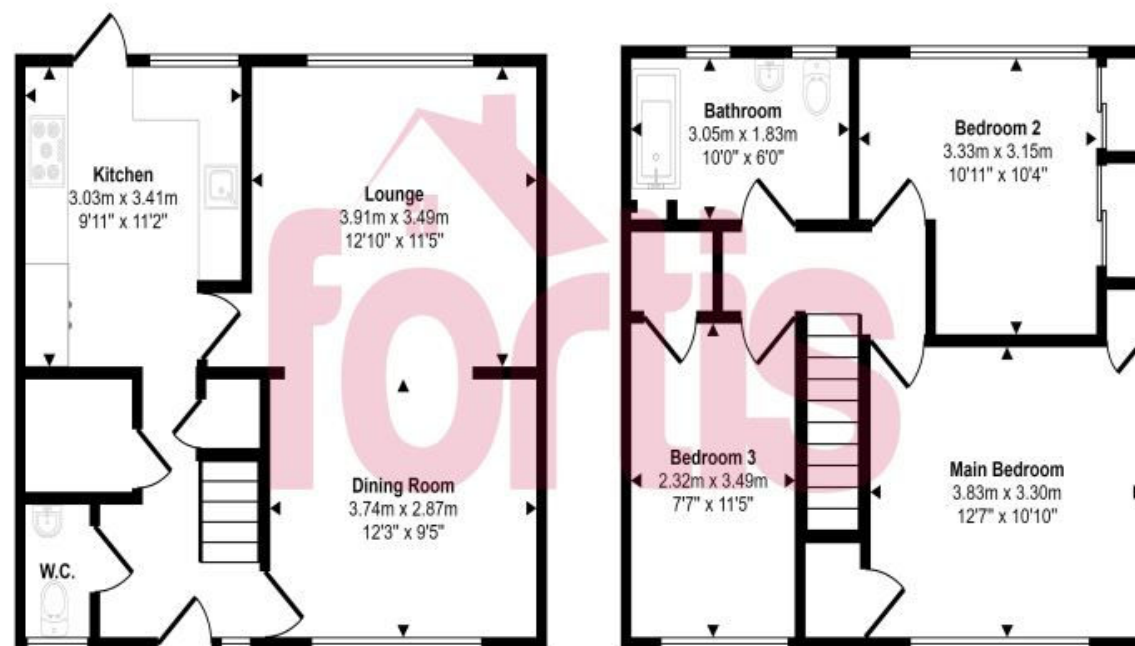
The welcoming entrance hall sets the tone as you step into a stylish living room seamlessly connected to the dining room. A contemporary fitted kitchen adds a touch of modern elegance. Ascend to the first floor to find three inviting bedrooms and a well-appointed family bathroom. Embrace the comforts of home in this inviting property that combines practicality with sophistication.



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		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Approx Gross Internal Area
94 sq m / 1008 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate.

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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