



147 Fairwood Road , CF5 3QH

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

£145000.00

Communal Entrance

Enter property via timber glazed doors, stairwell rises up to second floor landing, door leading to:

Entrance Hallway

Enter property via wooden door, doors leading to:

Kitchen

Tile flooring, range of high gloss wall and base units with wooden effect work surfaces over, integral electric oven with x4 electric hob and extractor fan over, stainless steel sink drainer with hot and cold mixer tap, tile splash back, integral fridge freezer, wine rack, space for white goods, combination boiler, radiator, double glazed UPVC window to fore

Bathroom

Tile flooring, tiled walls, low level W/C with dual push button flush, pedestal wash basin with hot and cold mixer tap, bath with hot and cold mixer tap and electric shower over, glass shower screen, obscure glass double glazed UPVC window, wall mounted chrome effect heated towel rail

Living Room

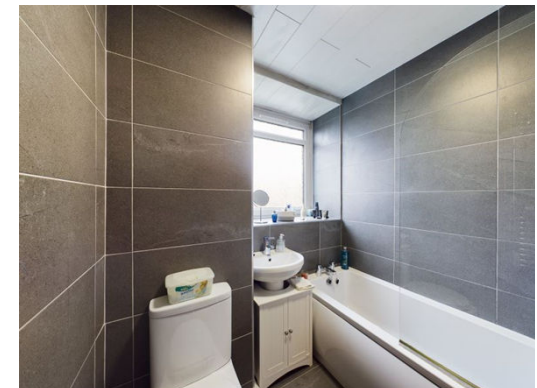
x2 double glazed UPVC windows, radiator, doors leading to:

Bedroom 1

Double glazed windows to fore, radiator

Bedroom 2

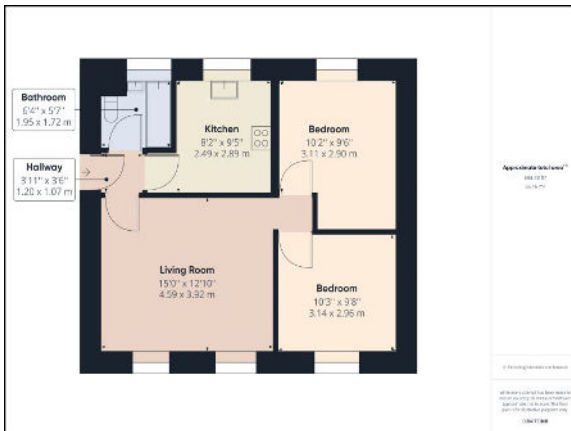
Double glazed windows to rear, radiator





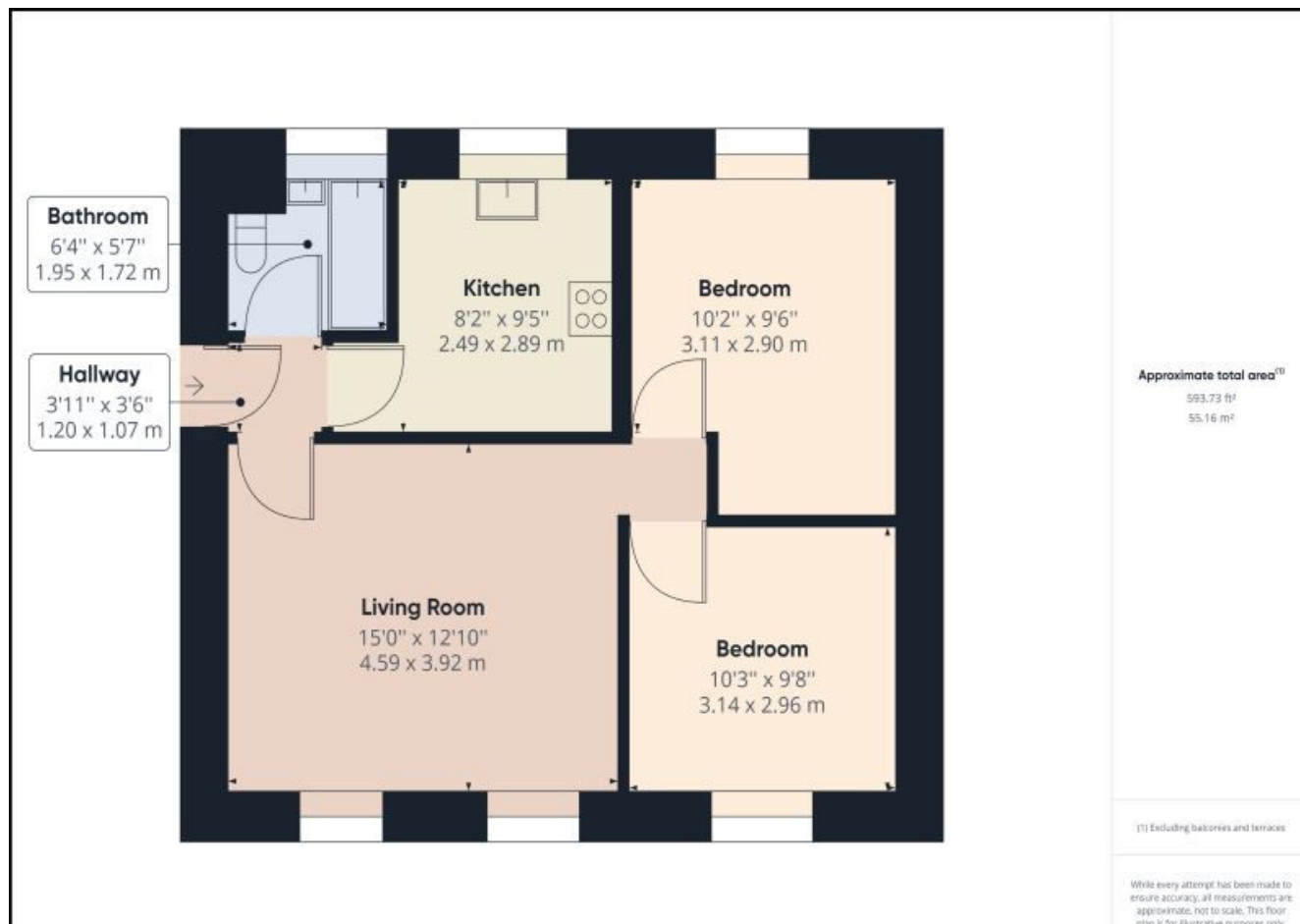
NO CHAIN**IMMACULATE TOP FLOOR FLAT* *2 DOUBLE BEDROOMS* *NO WORK REQUIRED
 Fortis are delighted to market this stylish, spacious two bedroom flat situated in popular area of Fairwater. Just a short distance from Cardiff City Centre, this property sits in a quiet Cul-De-Sac with local shops and amenities nearby and easy access links to the M4. Call the Fairwater Office today to book your viewing - 02920 561111

NO CHAIN**IMMACULATE TOP FLOOR FLAT* *2 DOUBLE BEDROOMS* *NO WORK REQUIRED
 Fortis are delighted to market this stylish, spacious two bedroom flat situated in popular location of Llandaff. Just a short distance from Cardiff City Centre, this property sits in a quiet Cul-De-Sac with local shops and amenities nearby and easy access links to the M4. Call the Fairwater Office today to book your viewing - 02920 561111



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	69	75
(55-68) D		
(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: Leasehold

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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