



20 St Fagans Rise, CF5 3HB

£150000.00

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

Entrance hall

Accessed via UPVC double glazed front door, double glazed front aspect window, ceiling light point, radiator, stairs to the first floor, doors to:

Guest WC

A modern two piece suit comprising low level WC, wash hand basin, double glazed obscured window, ceiling light point.

Kitchen

Fitted with a modern range of wall and base level cupboard and drawer units with work surfaces over, inset sink and drainer with mixer tap, space and plumbing for domestic appliances, double glazed window, built in storage cupboard, wood effect flooring.

Living room

A dual aspect room with double glazed windows to the front and side, radiator, ceiling light point, wooden flooring.

First floor landing

Double glazed window, ceiling light point, doors to:

Bedroom one

A good sized double bedroom, with double glazed windows to two sides and double glazed door to L shaped balcony, ceiling light point, radiator.

Bedroom two

A good sized single bedroom with double glazed windows, built in cupboard, ceiling light point, radiator.

Bathroom

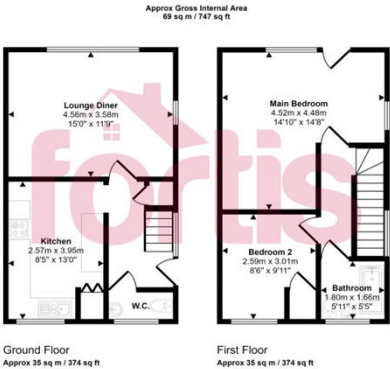
A well appointed, modern bathroom fitted with a 3 piece suite comprising panel enclosed bath with mixer taps and shower attachment, glass shower screen, tiled surround, low level WC with cistern concealed in vanity unit which also includes storage cupboard, counter top and inset wash basin, ceiling light point, double glazed obscured window.





A well presented two bedroom split level maisonette, offered for sale with no onward chain.

The well presented split level maisonette is offered for sale with no onward chain with accommodation briefly comprising entrance hall, guest WC, modern fitted kitchen living room, two bedrooms and a modern fitted bathroom. The property further benefits from a balcony and single garage.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Shippy 300.



Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ 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 CO₂ emissions</i>		

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