



5 Yew Tree Close, CF5 3TS

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

£250000.00

Entrance Porch

Accessed via UPVC double glazed door, windows to front and both sides, ceiling light point, tiled flooring, door to:

Entrance Hall

Accessed by a second double glazed door with stairs to the first floor landing, ceiling light point, Radiator.

Living Room

A good sized lounge with double glazed French Style double doors to the rear, Feature gas fire place, Dado rail, coved ceiling, ceiling light point, radiator, arch to Dining room.

Dining Room

Double glazed front aspect window, ceiling light point, coved ceiling, dado rail, radiator.

Kitchen

A well appointed kitchen fitted with a modern range of wall and base level cupboard and drawer units with work surfaces over with matching back splash, inset stainless steel sink and drainer with mixer tap, tiled splash back, integrated electric oven and hob, with cooker hood above, double glazed window and double glazed door to the rear, door to utility

Utility

A useful room with space and plumbing for domestic appliances, wall mounted boiler, ceiling light point.

Landing

Ceiling light point, stairs to the loft room, doors to all rooms.

Bedroom 1

A good sized double bedroom with double glazed front aspect window, ceiling light point, radiator, built in cupboard, coved ceiling.

Bedroom 2

A good sized double bedroom with double glazed rear aspect window, ceiling light point, radiator, coved ceiling.

Bedroom 3

A third good sized bedroom with double glazed front aspect window, ceiling light point, radiator, built in storage cupboard, coved ceiling.

Bathroom

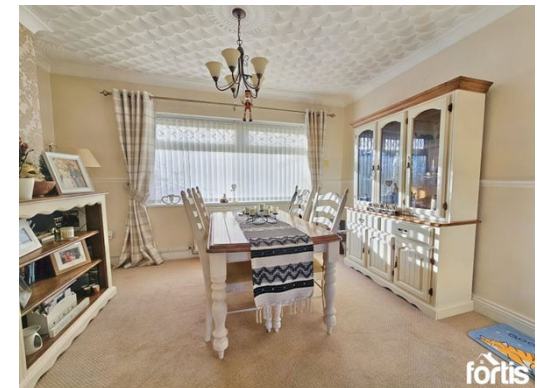
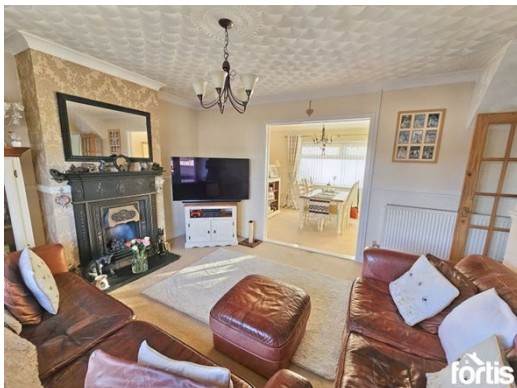
A modern three piece suite comprising corner bath with shower over and tiled surround, Pedestal wash basin, low level WC, part tiled walls, ceiling light point, 2 x double glazed rear aspect obscured windows, heated towel rail, tiled flooring.

Loft Room

A good sized loft room with small dormer window the rear, velux window to the front, ceiling light point, built in wardrobes, storage space into the eaves.

Rear Garden

A low maintenance rear garden with large decking area adjoining the house, shingled area, gated side access





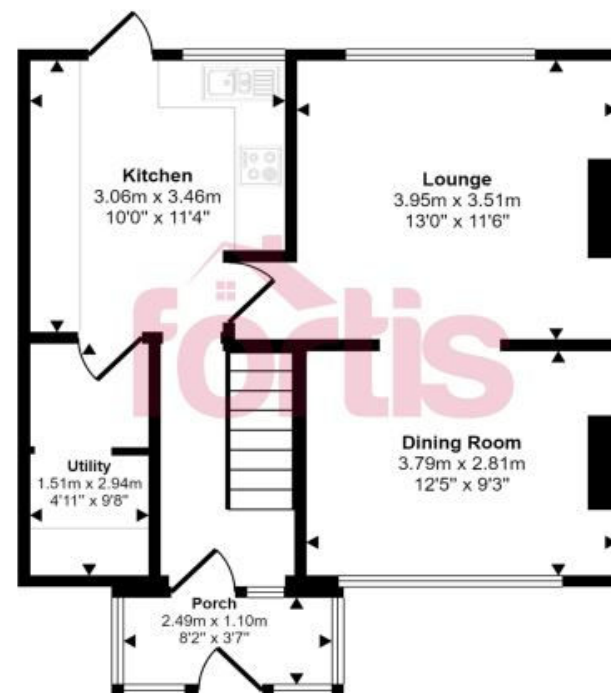
A three bedroom end terrace property with a driveway and carport offering off road parking for 2 cars. Well presented throughout, this family home could be yours!

A well presented three bedroom end terrace property with accommodation comprising entrance porch, hallway, two reception rooms, modern fitted kitchen, utility room, three bedrooms to the first floor, family bathroom, loft room, low maintenance rear garden and a driveway / carport offering parking for two cars.



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



Ground Floor
Approx 50 sq m / 540 sq ft

Denotes head height below 1.5m

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.



2a Fairwater Green, Fairwater, Cardiff, CF5 3BA

t: 02920 561 111

e: Cardiff@fortis.homesnewport@fortis.homes