



44 Glan Ely Close, CF5 3EJ

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

£220000.00

Entrance hall

Accessed via UPVC front door, laminate wood flooring, ceiling light point, radiator, stairs to the first floor, doors to:

Guest WC

Low level WC, corner wash hand basin with tiled splash back, ceiling light point, double glazed obscured window.

Living room

Double glazed front aspect window, ceiling light point, radiator, laminate wood flooring.

Dining room

Double glazed rear aspect window, ceiling light point, radiator, laminate wood flooring,

Kitchen

A well appointed kitchen, fitted with a modern range of wall and base level cupboard and drawer units with work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash backs, eye level oven and grill, four ring gas hob with cooker hood above, space and plumbing for domestic appliances, double glazed window to the rear, double glazed door giving access to the garden.

First floor

Traditional styled spindled balustrade, ceiling light point, built in storage cupboards, doors to:

Bedroom one

UPVC double glazed front aspect window, ceiling light point, radiator.

Bedroom Two

UPVC double glazed rear aspect window, ceiling light point, radiator.

Bedroom Three

UPVC double glazed front aspect window, ceiling light point, radiator.

Bathroom

A well appointed bathroom, fitted with a modern three piece suite comprising, low level WC, pedestal wash basin, panel enclosed bath with mixer tap and shower attachment, part tiled walls, double glazed obscured window, tiled floor, ceiling light point, radiator.

Outside

Gardens to front and rear, single garage with metal roller door.





Having been recently refurbished and being sold without the encumbrance of an onward chain, this three bedroom semi detached property would make an ideal first time or investment buy.

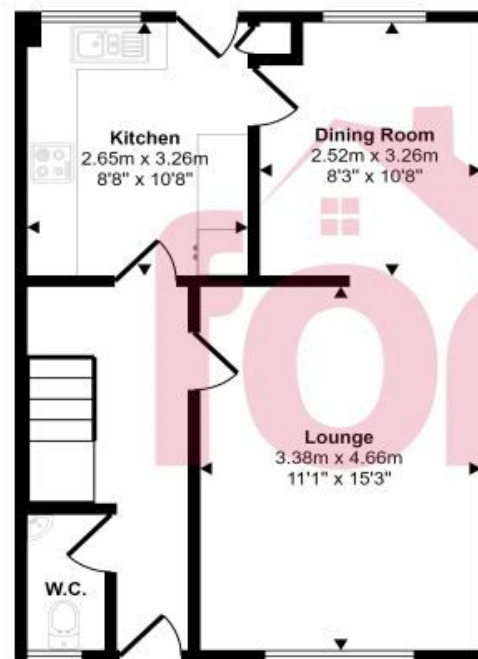
Offering spacious and well planned accommodation, this three bed semi detached family home comprises entrance hall, two receptions, modern fitted kitchen, guest WC, three bedrooms, to the first floor, modern bathroom, gardens to the front and rear and single garage. This property is available without the burden of an onward chain, presenting an excellent opportunity for first-time buyers or investors alike.



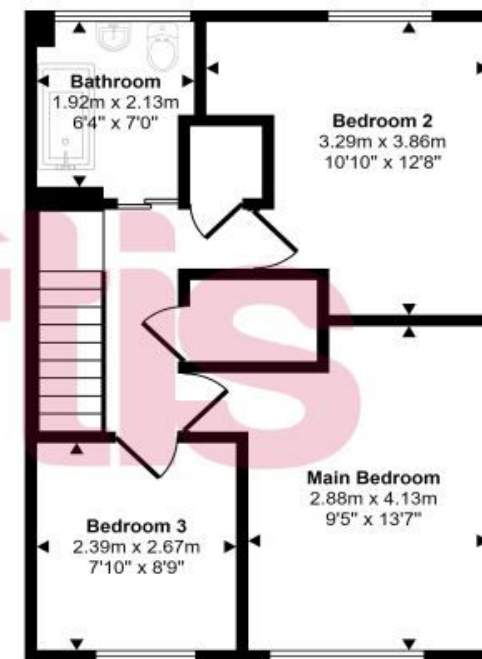
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		88
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Approx Gross Internal Area
87 sq m / 938 sq ft



Ground Floor
Approx 43 sq m / 467 sq ft



First Floor
Approx 44 sq m / 471 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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