



33 Everswell Road Fairwater, CF5 3DH

£300000.00

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

Outside

Block driveway with space for two vehicles leading to rear gate and back garden, graveled area to the front of the property.

Entrance

Double glazed UPVC front door, ceiling light point and radiator with staircase leading to first floor. Entrance hall also benefits from under stair storage. Doors leading to lounge and kitchen.

Lounge

Generous lounge featuring a double glazed UPVC bay window to the front of the property. The lounge intercommunicates with the adjacent dining room through an open archway, resulting in a bright living area that lends light from a double glazed UPVC sliding door to the rear of the property and benefits from views of the back garden. The lounge includes 3 power points, a ceiling light point and a radiator.

Dining Room

Bright dining room featuring a double glazed UPVC sliding door to the rear of the property and views of the back garden. The dining room includes a wall mounted gas fire with mantle and hearth. To the right is an alcove with inbuilt shelving and cupboard, to the left an inbuilt media unit. The dining room also benefits from an ceiling light point and radiator. The dining room intercommunicates with the adjacent lounge through an open archway, resulting in a bright, versatile living area that also lends light from a double glazed UPVC bay window to the front of the property.

Kitchen

Galley kitchen with a large UPVC window to the side of the property and UPVC french doors to the rear, leading to the garden. The fitted kitchen features wall and base cabinets, a stainless steel sink with draining board as well as an integrated hob and oven. The kitchen also includes a power point suitable for counter top appliances, a ceiling light point and a radiator.

Landing

Landing benefits from a UPVC window with obscured glass to the side of the property, a ceiling light point and attic access. Doors leading to shower room and bedrooms.

Main Bedroom

Main bedroom benefits from UPVC bay window to the front of the property, a pendant ceiling light point, two power points and a radiator.

Bedroom 2

Bedroom 2 benefits from a UPVC window to the rear of the property, a ceiling light point, power point and a radiator.

Bedroom 3

Bedroom 3 benefits from UPVC window to the front of the property, a ceiling light point, a power point and a radiator.

Shower Room

Partially tiled shower room features a corner shower unit, porcelain pedestal wash basin, toilet and wall mounted heated towel rail. Shower room also includes an integrated cupboard with a wall mounted boiler





3 bedroom semi-detached property with ample off-road parking for two vehicles.

A semi-detached property with ample off-road parking for two vehicles; the property briefly comprises an entrance hall, lounge, dining room, kitchen, shower room and 3 bedrooms. There is a generous garden to the rear with patio and lawn as well as an out building.



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: 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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