



53 Gorse Place Fairwater, CF5 3HQ

£270000.00

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

Porch

Entrance porch of UPVC double glazed construction, tiled walls and flooring, wall light point, door to:

1.00m (3'4") x 0.02m (0'1")

Lounge Diner

A large open plan room with double glazed front aspect window, double glazed sliding door to conservatory, wood flooring, ceiling light points, feature fire place with inset gas fire, coved ceiling.

4.00m (13'2") x 7.00m (23'0")

Kitchen

Fitted with a modern range of wall and base level cupboard and drawer units with work surfaces over, inset sink and drainer, mixer tap, space for large, range style double oven, extractor above, built in dish washer, tiled splash backs, ceiling light points, tiled flooring.

3.00m (9'11") x 4.00m (13'2")

Utility

A useful room with space and plumbing for washing machine and tumble dryer, space for fridge freezer, wall mounted boiler, ceiling light point.

1.00m (3'4") x 3.00m (9'11")

Conservatory

A large, Victorian style conservatory of UPVC double glazed construction, built on low level walls, tiled flooring throughout, ceiling light point, radiator, double glazed, double doors to the rear, double glazed door to the side.

7.00m (23'0") x 3.00m (9'11")

First floor landing

Stairs up from the entrance hall, loft access point, ceiling light point, doors to:

Main Bedroom

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

3.00m (9'11") x 3.00m (9'11")

Bedroom 2

A good sized second bedroom with double glazed rear aspect window, ceiling light point, coved ceiling, radiator, built in mirror fronted wardrobes.

4.00m (13'2") x 0.02m (0'1")

Bedroom 3

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

2.00m (6'7") x 3.00m (9'11")

Shower Room

A well appointed three piece suite comprising walk in shower cubicle with tiled walls and glass shower screen, vanity unit with inset sink and storage cupboards beneath, low level WC with concealed cistern, tiled walls, wall mounted chrome effect heated towel rail, double glazed rear aspect window, ceiling spot lights.

3.00m (9'11") x 0.02m (0'1")

Outside

A good sized rear garden, mainly laid to lawn with central path/steps and paved patio area adjoining the house.





A well appointed and well presented three bedroom end terrace family home with conservatory and large rear garden.

A well appointed and well presented three bedroom end terrace family home with conservatory and large rear garden. The family sized accommodation comprises entrance porch, entrance hall, through lounge / dining room, large Victorian style conservatory, modern kitchen and bathroom and three good sized bedrooms. Viewing highly recommended.



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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