



4 St Fagans Rise, CF5 3HA

£180000.00

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

Entrance hall
Single light point and stairs.

Landing
Single light point and stairs.

Kitchen
Generous galley kitchen, partially tiled with base and upper cabinetry. Features two power points at cabinet level and an inset sink beneath a window. Kitchen also hosts the boiler and has one ceiling light point.

Lounge
Lounge boasts two windows, radiator and laminate flooring. There is also a power point and ceiling light point.

Main bedroom
Main bedroom features a window, radiator and carpeting. It has two power points and a pendant ceiling light point.

Bedroom 2
Features a window, radiator and laminate flooring. There is also a pendant ceiling light point.

Bedroom 3
Features a window, pendant ceiling light point and two power points.

Bathroom

Partially tiled bathroom features a shower bath, a concealed cistern toilet and vanity unit with wash basin. There is also a window.





A well presented 3 bedroom duplex maisonette arranged over the first and second floors and offered for sale with no onward chain.

The accommodation briefly comprises ground floor entrance hall, modern kitchen, living room, three bedrooms to the first floor and modern fitted bathroom. The property is currently tenanted but will be sold with vacant possession.



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	75	78
(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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