



15 Ash Place, CF5 3PP

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

£250000.00

Porch

Entering through a UPVC door, featuring a textured glass panel, the porch leads to the hallway and garden. It also features a ceiling light point.

Hallway

With doors leading to the lounge, dining room, kitchen and w/c, the hallway also benefits from a large textured glass window, lending light to the stairwell and landing. On the ground floor, there is a pendant ceiling light point and a radiator.

W/C

A compact and tiled W/C features a toilet and ceiling light point.

Kitchen

The partially tiled kitchen offers upper and lower cabinetry and a window overlooking the garden above a counter top sink with drainage board. The kitchen also houses the boiler, features an integrated oven/hob and has a ceiling light point. Door leads to the hallway.

Lounge

The lounge features a large window on the front elevation of the property and offers a fireplace, a radiator, ceiling light point and power point access. Door leads to the hallway.

Dining Room

The carpeted dining room features a large glass sliding door providing views of and access to the garden. The room also benefits from a fireplace, complete with hearth

and mantle in addition to a radiator and ceiling light point. The internal door leads to the hallway.

Landing

The carpeted landing provides access to the attic and doors leading to all three bedrooms and the shower room.

Main Bedroom

The carpeted main bedroom features a large UPVC window overlooking the garden, in built storage, a radiator, ceiling light point and power point.

Bedroom 2

Over looking the front elevation with a large UPVC window, this carpeted bedroom has inbuilt storage, a radiator and a ceiling light point.

Bedroom 3

Carpeted bedroom, offering a radiator, window, ceiling light point and power point. Window overlooks the rear elevation of the property.

Shower Room

Tiled shower room offers walk in shower, toilet and basin. Light provided through textured glass UPVC window and ceiling light point. Also has a radiator.

Garden

Sizable garden featuring out building and lawn. Accessible from the porch and dining room.





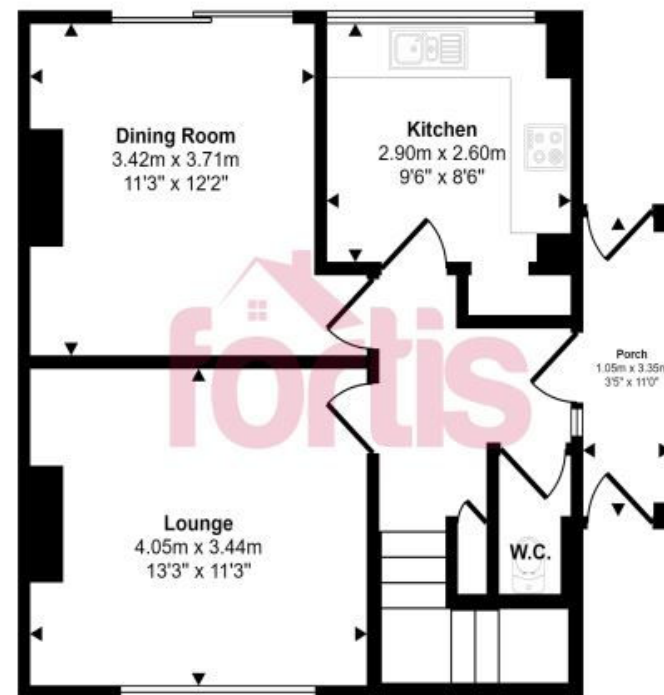
3 bed/ 1 bath semi detached house featuring large front and rear gardens; great potential in the heart of Fairwater.

This property is an ideal starter home boasting 3 bedrooms and a large rear garden; a bright house with lots of potential in the heart of Fairwater.



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		74
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Ground Floor
Approx 52 sq m / 563 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.



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

t: 02920 561 111

e: Cardiff@fortis.homesnewport@fortis.homes

www.fortis.homes