



2 Bwlch Road , CF5 3BZ

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

£385000.00

Porch

Accessed via UPVC double glazed doors to the front, wood effect flooring, double glazed door to:

Entrance Hall

A welcoming entrance with stairs to the first floor, radiator, wood effect flooring, wall light points, doors to:

Living Room

Double glazed bay window to the front, parquet flooring, ceiling light point, radiator.

Sitting Room

A well proportioned room having been extended across the rear with double glazed French style double doors to the rear, radiator, ceiling light point, wood effect flooring, Tv point.

Dining Room

Accessed via the Kitchen and hallway, with access to the side garden, the dining room offers ample space for dining table and chairs with wood effect flooring, ceiling light point, radiator, double glazed front aspect window and double glazed, French style double doors to the side.

Kitchen / Breakfast Room

A luxuriously appointed kitchen, fitted with a modern range of shaker style wall and base level cupboard and drawer units finished in a pale pastel blue with wood effect work surfaces over and matching upstands. Inset 1.5 bowl stainless steel sink and drainer with mixer tap, space for range style double oven with extractor above, peninsular breakfast bar, integrated fridge / freezer and

larder cupboards, integrated dish washer, tiled flooring, ceiling light point, double glazed window to the side, door to:

Rear Lobby

Ceiling light point, radiator, double glazed door to the rear, doors to:

Utility

Space and plumbing for domestic appliances, work surfaces over, wall mounted boiler, double glazed window, tiled flooring.

Shower Room

A well appointed shower room comprising low level WC, vanity unit with inset sink, mixer tap and storage cupboard beneath, corner shower cubicle with electric shower, part tiled walls, chrome effect heated towel rail, tiled flooring, double glazed obscured window.

First Floor Landing

Double glazed obscured window, ceiling light point, stairs to the second floor, doors to:

Bedroom One

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

Bedroom Two

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

Bedroom Three

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





Nestled within a generously sized corner plot, this meticulously crafted and extended semi-detached family residence is a testament to sophisticated living. With an emphasis on spaciousness and style, this immaculately presented home offers a seamless blend of comfort and elegance.

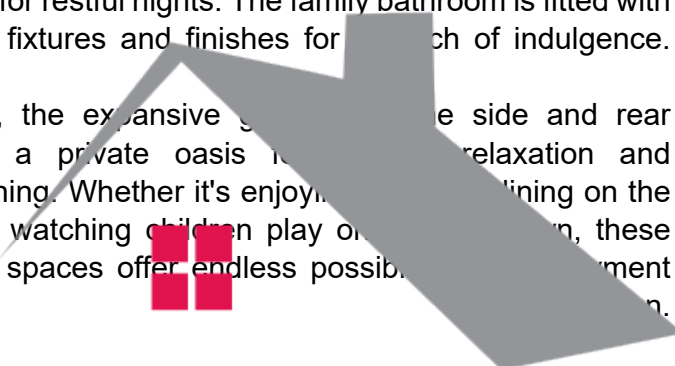
Step inside to discover a versatile layout that effortlessly accommodates modern family living. The entrance welcomes you with an air of warmth and hospitality, leading you into a series of well-appointed reception rooms. Whether it's hosting gatherings or enjoying quiet evenings, these inviting spaces provide the perfect backdrop for every occasion.

The heart of the home lies within the beautifully appointed kitchen, where form meets function in perfect harmony. Sleek cabinetry, high-end appliances, and ample counter space make meal preparation a delight, while the adjacent utility room adds convenience to daily routines.

Downstairs, a thoughtfully designed ground floor shower room adds a touch of luxury and practicality, catering to the needs of busy households. Upstairs, four generously sized bedrooms await, each offering tranquility and comfort for restful nights. The family bathroom is fitted with modern fixtures and finishes for a touch of indulgence.



Outside, the expansive garden on the side and rear provide a private oasis for relaxation and entertaining. Whether it's enjoying a meal on the patio or watching children play on the lawn, these outdoor spaces offer endless possibilities for enjoyment and entertainment.



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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