



198 St Fagans Road, CF5 3EW

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

£320000.00

Entrance/Hallway

Entering through a UPVC front door with stained glass panels, this bright hallway features a UPVC double glazed window with lattice detailing, under-stair storage, a radiator and a ceiling light point. Doors lead to the lounge and kitchen diner whilst carpeted stairs lead to the landing.

Lounge

With a large bay window (UPVC) overlooking the front of the property, the carpeted lounge features an integrated fireplace feature with a mantle and a granite hearth. There is also a radiator and multiple power points.

Kitchen Diner

The open plan kitchen diner features lower cabinetry and drawers as well as space for a freestanding range style double oven and a washing machine. Partially tiled, the kitchen has a double basin overmount sink, two counter top level power points, and a small upper cupboard nestled into the corner of the room.

The space benefits from a large UPVC window to the side of the property in addition to a window and a UPVC door on the rear elevation. The door lends more light to the space, with a textured glass panel, and leads to the garden. The kitchen diner also has two ceiling light points.

In the dining ample dining area, with space for six settings, features a radiator and leads to the UPVC conservatory.

Conservatory

The conservatory boasts views of the garden, with a door to access it. The space has an additional radiator and power point.

Landing

Featuring a UPVC window to the side of the property, the landing also has a ceiling light point and cupboard. The carpeted landing offers attic access and leads to all three bedrooms and the bathroom.

Main Bedroom

The carpeted bedroom features a UPVC Window on the front elevation. It also has a radiator, power points and a ceiling light point.

Bedroom 2

This carpeted bedroom features a UPVC window on the rear elevation, a radiator and a ceiling light point.

Bedroom 3

This carpeted bedroom features a UPVC Window on the front elevation. It also has a radiator, a power points and a ceiling light point.

Bathroom

Fully tiled bathroom features a textured glass UPVC window, a shower bath with shower over, sink with cabinet, toilet and a ceiling light point.

Garden

Features a patio, path, lawn and outbuilding.





A well presented Semi Detached family home with off-road parking, garden, conservatory and added benefit of solar panels, located approximately 200 yards from Fairwater Green.

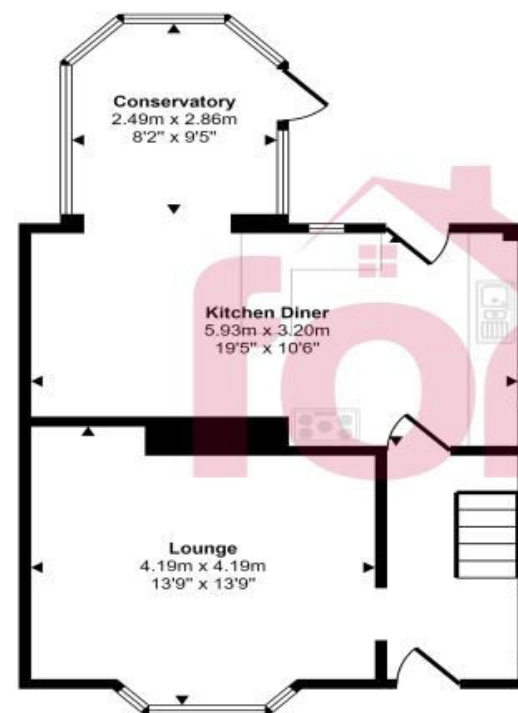
This well presented family home comprises a good sized lounge, an open plan, modern kitchen / diner, conservatory, three bedrooms and modern fitted bathroom. There is parking to the front for two cars and a good sized rear garden.



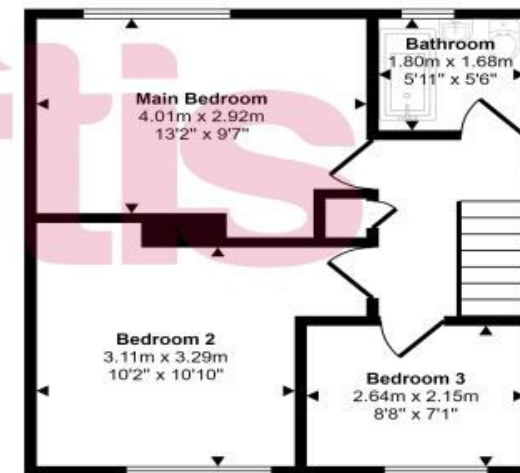
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Approx Gross Internal Area
88 sq m / 946 sq ft



Ground Floor
Approx 48 sq m / 515 sq ft



First Floor
Approx 40 sq m / 431 sq ft

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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