



45 Pentrebane Road , CF5 3RA

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

£230000.00

Entrance Hallway

Enter property via part obscure glass UPVC door, x2 UPVC picture windows, radiator, stairs to first floor, under stair storage, doors leading to:

Reception Room 1

Gas fireplace with wooden surround and tile hearth, radiator, double glazed windows to rear

Reception Room 2

Wall mounted electric fire, radiator, double glazed UPVC window to rear

Kitchen

Laminate flooring, part tiled walls, range of wooden wall and base units with work surface over, pantry, stainless steel sink drainer with hot and cold mixer tap over, integral electric oven with x4 gas hob, extractor fan over, space for white goods, side aspect UPVC double glazed window, obscure glass UPVC door leading to:

Side Porch

Obscure glass UPVC external doors to both fore and rear, UPVC picture window to fore, radiator, storage cupboard, door leading to:

Downstairs WC

Low level WC, hand rail

First Floor Landing

Side aspect double glazed UPVC window, loft hatch, airing cupboard, doors leading to:

Bedroom 1

UPVC double glazed window to rear, radiator

Bedroom 2

UPVC double glazed window to rear, built in wardrobes, radiator

Bedroom 3

UPVC double glazed window to fore, radiator

Bathroom

Laminate flooring, part tiled walls, bath with hot and cold taps, electric shower over, glass shower screen, pedestal wash basin with hot and cold taps over, low level WC, radiator, side aspect obscure glass UPVC window





NO CHAIN* *SEMI-DETACHED* *3 BEDROOMS

Fortis are delighted to bring to market this delightful family home situated in the desirable Fairwater area, this residence provides easy access to various amenities such as the leisure centre, rugby club, school, and park, all conveniently located nearby. Additionally, a diverse range of local facilities can be found within walking distance. The property's advantageous aspect includes the absence of a chain.

The property comprises a separate kitchen, living room, and dining area downstairs, a generously sized patio at the back, charming front garden, it also offers three spacious bedrooms and family bathroom upstairs.



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		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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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