



31 Whinberry Way, CF5 4QU

£225000.00

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

Entrance Hall

Enter through a uPVC front door into a welcoming entrance hall with doorways to the kitchen and living room. Fitted with a laminate floor and stairs carpeted to the first floor. Includes central heating radiator.

Kitchen

This modern white kitchen is fitted with base and wall units, integrated electric oven and extractor hood plus gas four-ring hob. Complete with a white tiled splash back and vinyl flooring. There are spaces available for a tall fridge-freezer and washing machine. Includes boiler unit and double glazed window with a view onto the front.

Living Room

This bright living room comes finished with laminate flooring, central heating radiators and double glazed patio doors to the rear garden. It boasts a generous storage cupboard under the stairs.

Bedroom One

The primary bedroom boasts the full width of the home and situated to the front with a large double glazed window. Complete with fitted wardrobes, central heating radiator and over stairs storage cupboard.

Bedroom Two

The second bedroom boasts the whole width of the property and is situated at the rear with large double glazed windows overlooking the garden. Complete with central heating radiator.

Bathroom

Located in the middle of the upstairs plan, the bathroom is fitted with a low level WC, wash basin, bath and thermostatic shower over the bath, extractor fan central heating radiator. The room is partially tiled in a neutral palette to suit any decoration style.

Garden

The garden is a generous size with half patio and half lawn. It is fully fenced to create a secure space with side access to the driveway. Complete with a shed on a concrete base for additional outdoor storage space.





NO CHAIN This well presented modern 2-bedroom semi-detached property is the epitome of contemporary living, ideal for those taking their first steps onto the property ladder.

This well presented modern 2-bedroom semi-detached property offers an ideal opportunity for first-time buyers. Downstairs, a well-equipped kitchen and separate living room provide versatile living spaces, with access to a secure, low-maintenance rear garden, perfect for relaxation and outdoor dining. Convenient side access leads to a driveway accommodating two cars. Upstairs, two double bedrooms and a family bathroom complete the accommodation. Viewing is highly recommended to fully appreciate this appealing home.



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		87
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Approx Gross Internal Area
51 sq m / 545 sq ft



Ground Floor
Approx 26 sq m / 275 sq ft

First Floor
Approx 25 sq m / 270 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.



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