





38 Llangynidr Road, CF5 3BS

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

£310000.00

**Porch**  
UPVC porch provides a sheltered entrance to the property. Door leads to hallway.

**Hallway**  
Entering from the UPVC porch, the hallway features tiled floors, a radiator and a ceiling light point. Stairs lead to the landing whilst doors lead to the dining room, kitchen and W/C.

**Dining room**  
The dining room features a fireplace, complete with hearth and mantle. Power point access available with ceiling pendant light point. Internal door leads to the main bedroom at the front of the property. There is an archway leading to an adjoining lounge area.

**Lounge**  
Accessed via the dining room, the lounge features a windows and Glass UPVC door leads to the garden. There is a ceiling light point and power point access available.

**Kitchen**  
The galley style kitchen provides upper and lower cabinetry as well as space for a washing machine, fridge and oven. There is a large window, with a stainless steel sink beneath it as well as a window on the rear elevation. The kitchen features tiled floors throughout as well as partial tiling at counter level, in addition to counter top power point access. The kitchen houses also the boiler. Doors lead to the hallway and the rear of the property.

**W/C**  
W/C features toilet, pedestal sink, a small window and has tiled flooring. Door leads to hallway.

**Landing**  
The landing provides access to the attic as well as doors leading to the shower room and bedrooms 2, 3 and 4. There is also a ceiling light point and a window.

**Main Bedroom**  
The main bedroom, situated on the ground floor, is accessed through the dining room. It features a radiator, fireplace with mantle and hearth as well as a pendant ceiling light point. There is also a window to the front elevation.

**Bedroom 2**  
This bedroom features in built wardrobes, a large window and a ceiling light point. Door leads to hallway.

**Bedroom 3**  
Bedroom 3 features in built wardrobes, a large window and a ceiling light point. Door leads to landing.

**Bedroom 4**  
Bedroom features UPVC window on the front elevation and space for a single bed, there is also a ceiling light point. Door leads to landing.

**Shower Room**  
Tiled shower room features a shower, toilet, vanity sink, towel rail and a UPVC window. Door leads to landing.

**Garden**  
The large garden features a stone patio and lawn.





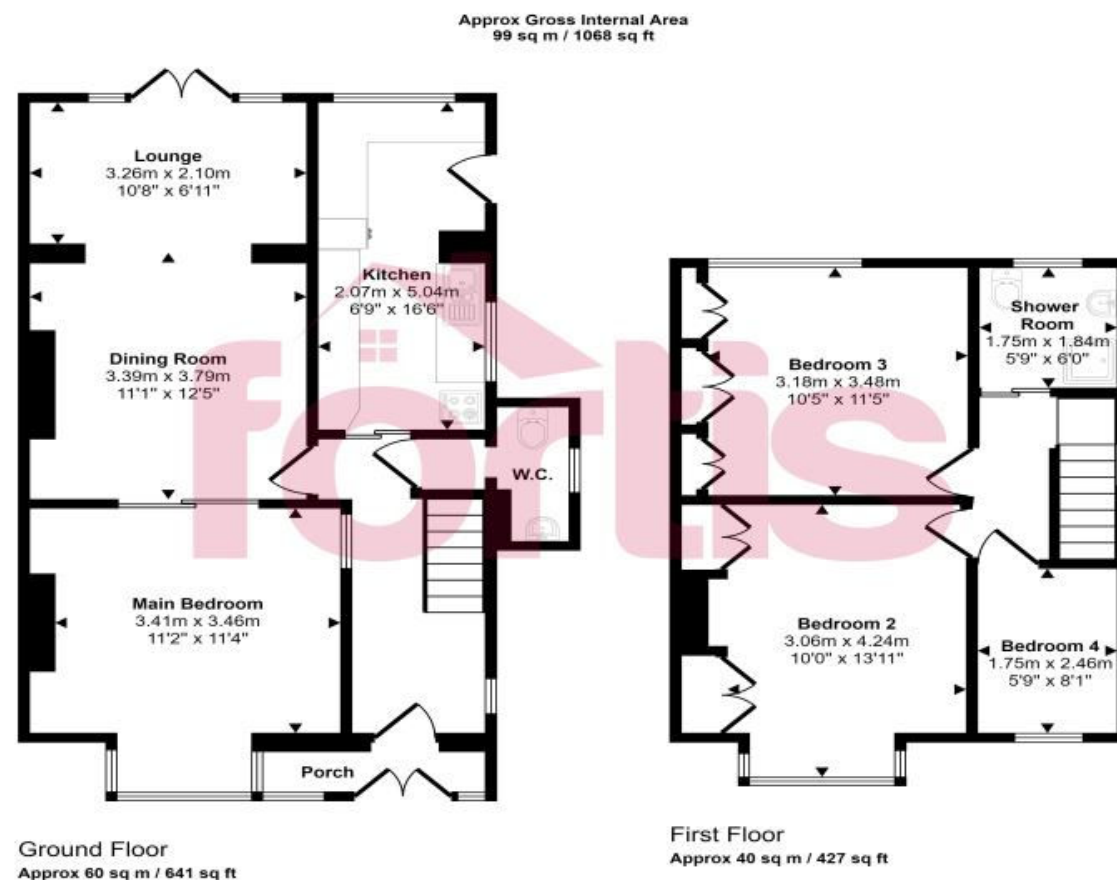
A well presented and extended three bedroom semi detached family home with off road parking.

A well presented three bedroom semi detached property with ample off road parking and a generous garden. The accommodation comprises entrance porch, entrance hall, two reception rooms, fitted kitchen, ground floor wc, three bedrooms and bathroom to the first floor. Located in the heart of Fairwater, it is an ideal property if you are looking for a home to put your own stamp on.



Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		
(69-80) C		
(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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