



6 St Fagans Rise, CF5 3HA

£150000.00

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

Hallway

Entering a bright and spacious hallway with window via a UPVC front door with glass panel. There is sizeable radiator and a cupboard under the stairs. Doors lead to W/C, kitchen at the front and living room to the rear with stairs lead to the 1st floor landing.

Kitchen

The kitchen sits at the front of the property with a uPVC window set over the sink overlooking the green common area. It provides upper and lower cabinetry with an integrated gas hob, oven and extractor fan with space for a washing machine and fridge freezer. Complete with tiled flooring, partially tiled walls and an additional cupboard space, great for use as a pantry.

Lounge

A bright carpeted living room features a large uPVC double glazed window, radiator and electric fire.

W/C

Located on the ground floor for maximum convenience with low level WC, complete with frosted uPVC double glazed window.

Landing

The staircase leads to landing offering access to two bedrooms and shower room.

Main Bedroom

Occupying the rear of the property, the carpeted main bedroom is light and spacious, featuring a large uPVC doubled glazed window and radiator.

Bedroom Two

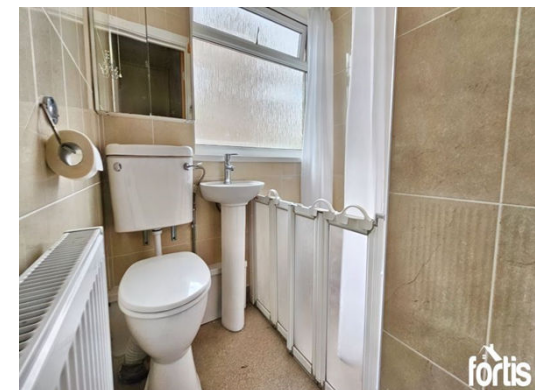
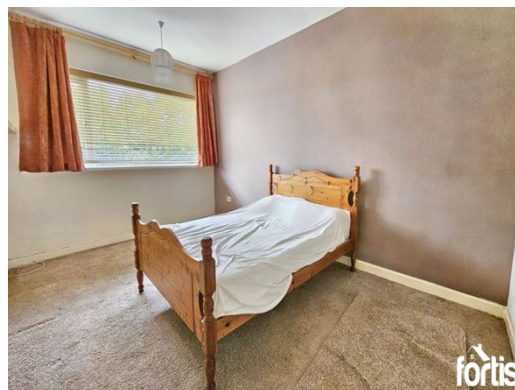
Occupying the front of the property, the second bedroom is bright, featuring a uPVC double glazed window, radiator and additional storage cupboard.

Shower Room

A well appointed, fully tiled bathroom fitted with a walk-in shower, low level WC and wash basin. Complete with large frosted uPVC double glazed window and radiator.

Note

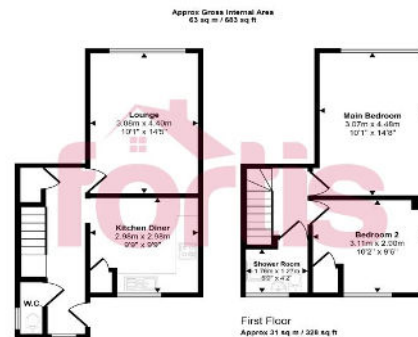
The lease is currently 78 years, however the seller will extend the lease upon completion.





Fortis presents this split level, two bedroom maisonette in the heart of Fairwater.

Fortis are offering for sale this well presented split level maisonette. Downstairs, a welcoming hallway offers a downstairs WC with access to a separate kitchen to the front of the property and living room to the rear. Upstairs, two well proportioned bedrooms and a shower room. The location offers close proximity to fairwater Gardens shops and amenities. Viewing is highly recommended!

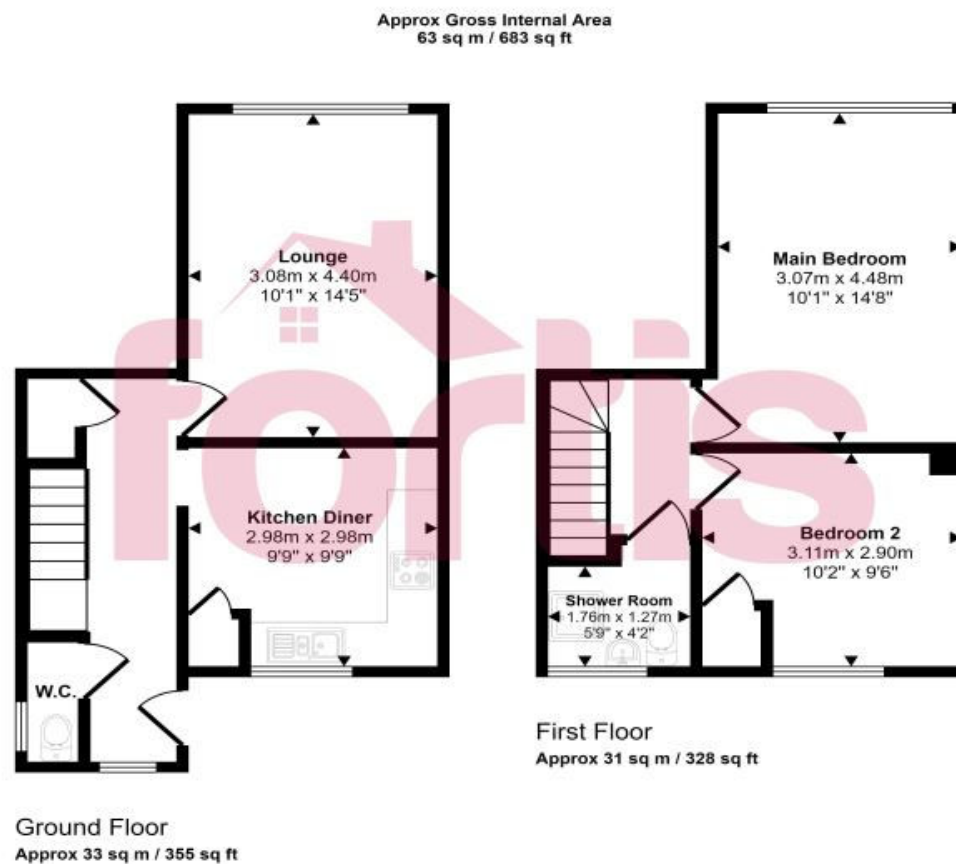


This floor plan is only for illustration purposes and is not to scale. Measurements of rooms, doors, windows, and stairs are approximate and should not be used for any legal or financial purposes. Measurements are taken from the internal walls and are not to scale. Measurements are taken from the internal walls and are not to scale. Measurements are taken from the internal walls and are not to scale.



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



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: Leasehold

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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