





35 Holly Road, CF5 3HH

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

£260000.00

### Hallway

Welcome to this inviting home, accessed through a uPVC front door leading from a recently tarmacked driveway with space for two cars. Upon entry, you're greeted by a bright hallway, fitted with a feature double glazed window to maximize natural light, and doorways leading to the kitchen/diner and living room. Included is a central heating radiator and staircase leading to the first floor.

### Kitchen/Diner

The kitchen/diner has been thoughtfully refitted with neutral, shaker-style doors. It boasts a collection of base and wall cabinets and is equipped with a mid-level oven and separate grill, a five-ring hob, and a convenient extractor fan. Also included are integrated dishwasher and washing machine and finished with a breakfast bar. Natural light floods the space through a double glazed window and patio doors opening onto the rear garden.

### Living Room

The spacious living room is situated to the front of the property and boasts a feature fireplace and original floorboards. Complete with central heating radiator and double glazed windows.

### Bedroom One

The primary bedroom is situated to the front of the property with a large double glazed window. Currently being used as a child bedroom, the room boasts plenty of space and natural light. Complete with central heating radiator and storage cupboard.

### Bedroom Two

The second bedroom is situated at the rear of the property with large double glazed windows overlooking the garden. Complete with central heating radiator and a storage cupboard.

### Bedroom Three

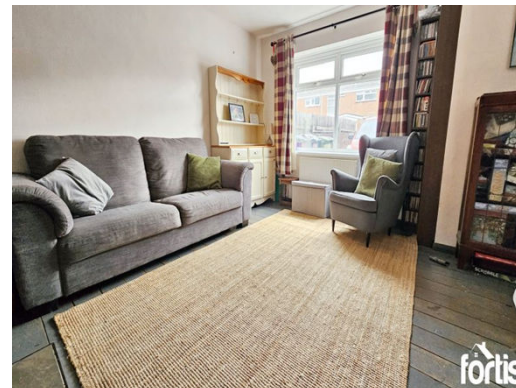
The third bedroom offers ample space as a single bedroom. Complete with central heating radiator, double glazed window and over stairs storage area.

### Bathroom

The family bathroom is fully tiled in a modern and neutral style. The suite is complete with low level WC, wash basin, P-shaded bath with thermostatic shower over and curved shower screen. Complete with double glazed frosted window and chrome towel rail.

### Garden

The generous south-facing garden is great for gardeners and families. Step out onto a patio with a brick built shed and outside WC. Mature bedding plants sit alongside an open lawn area with an access gate to the rear.







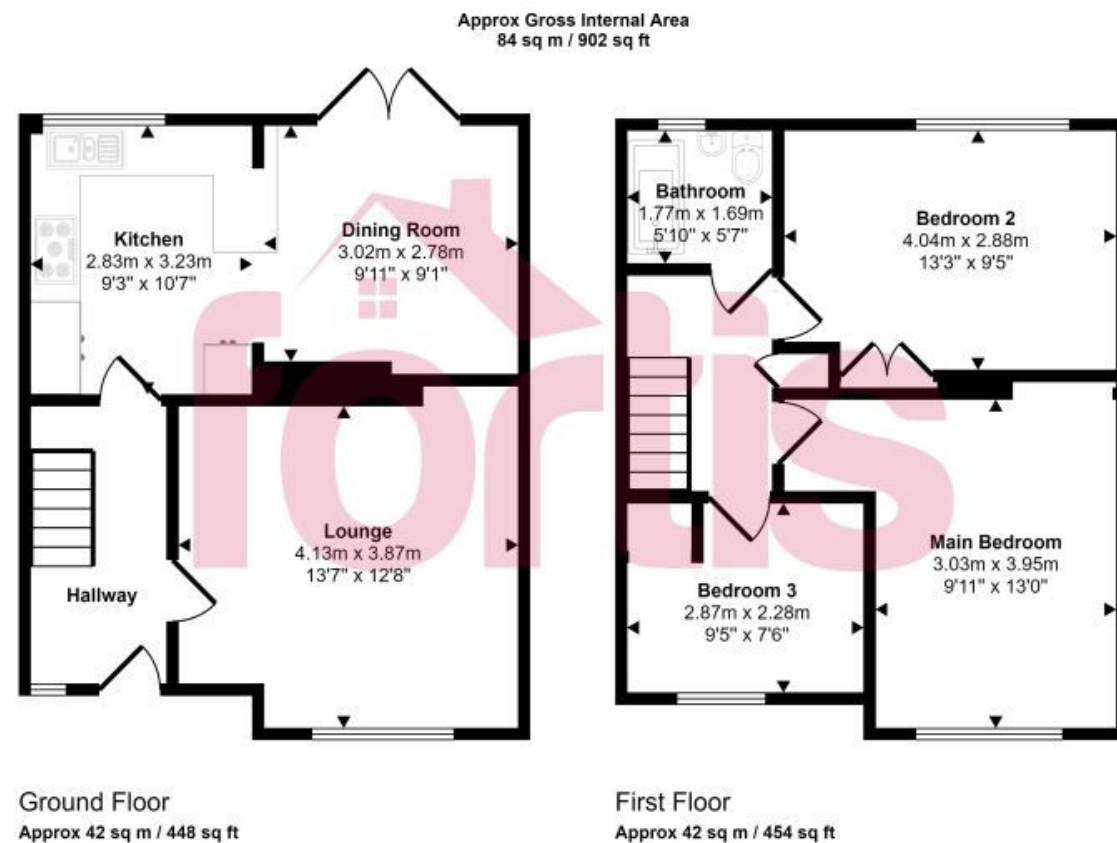
Fortis presents this modern three-bedroom terraced property offering an ideal home for young families or downsizers. Downstairs, a well-equipped kitchen and separate living room provide generous living spaces. Upstairs, three well proportioned bedrooms and modern family bathroom.

Fortis brings to the market this well presented three-bedroom family home, ideal for first time buyers or home movers. Downstairs offers generous space with a large family living room and modern kitchen/diner to the rear of the property with access to a secure and private back garden. Upstairs, three well proportioned bedrooms and a modern family bathroom gives the family space to grow. This homes enjoys a highly convenient location with close proximity to local shops, amenities and schools.



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		



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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