



95 Lauriston Park Ely, CF5 5QB

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

£165000.00

Entrance Hall

Garden

Garden features a combination of patio and lawn.

Lounge

Spacious lounge features a UPVC window on the front elevation, a radiator and a ceiling light point. Doors lead to the kitchen and entrance hall.

Kitchen

Featuring upper and lower cabinetry, the kitchen is partially tiled and has space for a washing machine, oven and fridge. It has power point access suitable for appliances and features a UPVC window overlooking the garden.

Landing

Bathroom

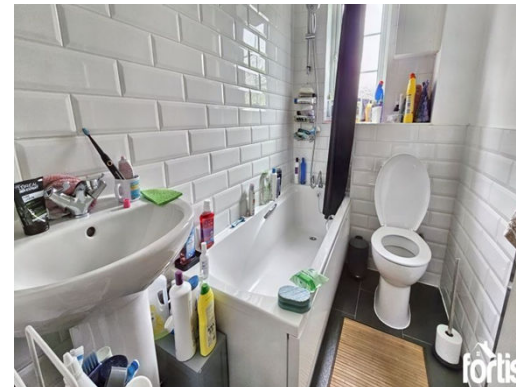
Partially tiled bathroom features a toilet, pedestal sink and shower bath. There is also a UPVC window with textured glass. Door leads to the landing.

Main Bedroom

Main bedroom features a radiator, ceiling light point and power point access. There is also a UPVC window offering light to this sizable bedroom. Door leads to landing.

Bedroom 2

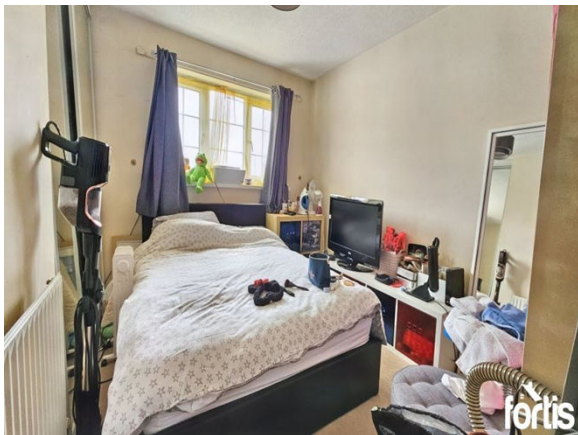
The second bedroom features a UPVC window and power point access. Door leads to landing.





A two bedroom mid terraced house with off road parking and generous garden, in the ever popular Lauriston Park.

Offered for sale with no onward chain, this two bedroom mid terraced property offers well planned accommodation comprising entrance hall, living / dining room, kitchen, two bedrooms and modern family bathroom. There is off road parking to the front and a good sized garden to the rear.



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		89
(69-80) C	75	
(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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