



FORTIS

38 St. Fagans Rise, Cardiff

Cardiff

£165,000

**FORTIS**  
Estate Agents



## 38 St. Fagans Rise

Cardiff, Cardiff

Ground floor three-bedroom apartment offering comfortable living with spacious living area. New lease included. Located near amenities. Ideal urban oasis.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Three Bedroom Apartment
- Ground Floor
- Modern Kitchen
- Modern Bathroom
- Utility Area
- New Lease Upon Completion

### Communal Entrance

Accessed via communal door with entry phone system.

### Entrance Hall

Access via UPVC double glazed door, tiled flooring, ceiling light point, doors to:

### Living Room

A spacious living room with double glazed window, ceiling light point, radiator, tiled flooring, feature fire place with electric fire.

### Kitchen

Fitted with a modern range of wall and base level cupboard and drawer units with work surfaces over with matching splashbacks, inset stainless steel sink and drainer with mixer tap, integrated electric oven with hob above and cooker hood over, space for fridge freezer, wall mounted boiler, double glazed window, tiled flooring, door to:

### utility / Balcony

Originally the balcony, this now enclosed space provides space and plumbing for appliances, with tiled flooring and double glazed windows.

### Bedroom One

A good sized double bedroom with double glazed windows, ceiling light point, radiator, laminate wood flooring, space for wardrobes.

### Bedroom Two

A second double bedroom with double glazed windows, ceiling light point, radiator, laminate wood flooring, space for wardrobes.

### Bedroom Three

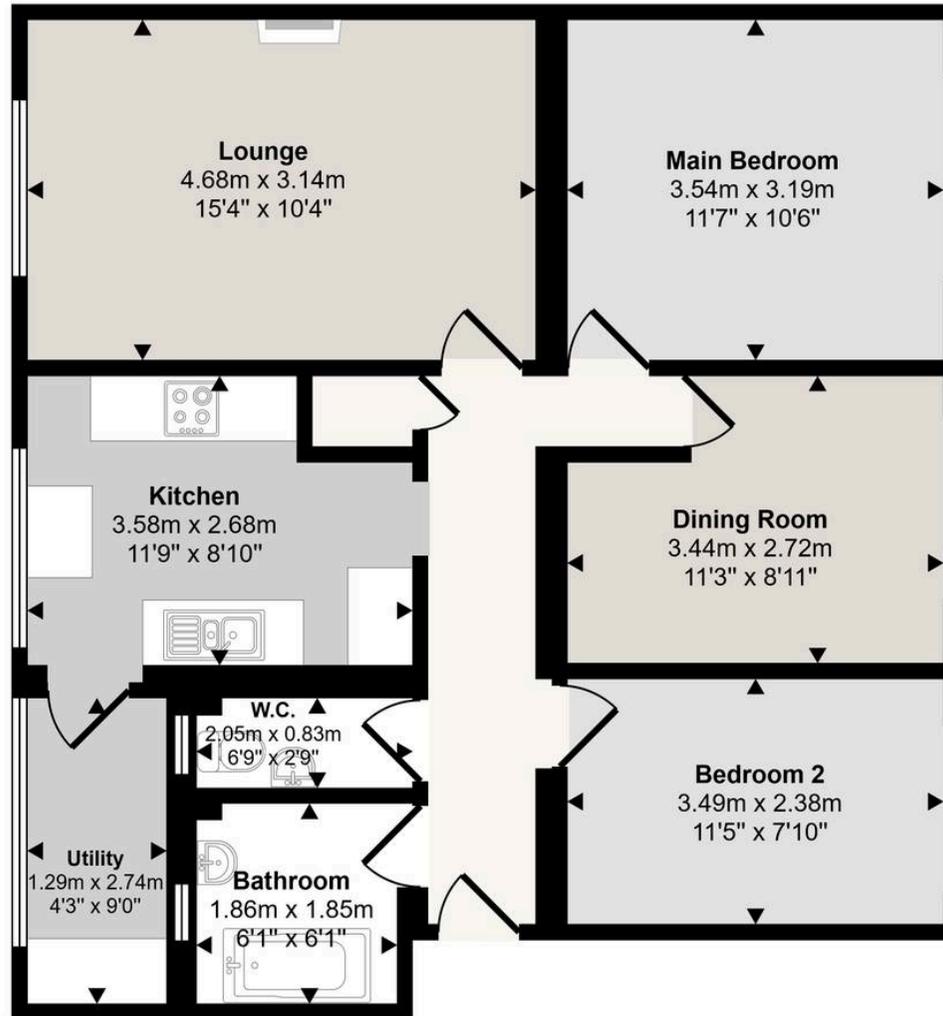
A third, slightly L shaped double bedroom, currently being used as a dining room, with double glazed windows, ceiling light point, radiator, laminate wood flooring, space for wardrobes.

### Bathroom

A well appointed, modern bathroom fitted with a two piece white suite comprising panel enclosed bath with



Approx Gross Internal Area  
74 sq m / 801 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.