



18 Wellwright Road, Cardiff
Cardiff

£290,000

The Fortis logo features a stylized white house icon with a chimney, positioned above the word "fortis" in a bold, lowercase, sans-serif font.



18 Wellwright Road

Cardiff, Cardiff

Charming 3-bed semi-detached house in sought-after location. Recently replaced boiler, 2 reception rooms, extended to the rear space, no chain. Ideal for families/professionals. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Semi Detached Family Home
- Recently Replaced Boiler
- No Chain
- Extended To The Rear
- Two Receptions
- Soughtafter Location



Porch

Accessed via a UPVC double glazed front door, double glazed side aspect window, ceiling light point, tied floor, door to:

Entrance Hall

Wood block flooring, stairs to the first floor with traditional spindled balustrade and newel post, ceiling light point, radiator, dado rail, door to:

Living Room

Double glaze half bay window to the front, feature fire place, wood block flooring, dado rail, ceiling light point, coved ceiling, TV ariel point.

Dining Room

Continuation of the wood block flooring from the living room, feature fire place, dado rail, radiator, ceiling light point, coved ceiling, door to:

Breakfast Room

Double glazed sliding patio doors to the rear, tiled flooring, ceiling spot lights, breakfast bar.

Kitchen

Fitted with a matching range of "Shaker" style wall and base level cupboard and drawer units with work surfaces over, inset sink and drainer with mixer tap, tiled splash backs, integrated electric oven and gas hob, space for appliances, radiator, double glazed sliding patio doors to the rear, double glazed window to the side.

First Floor Landing

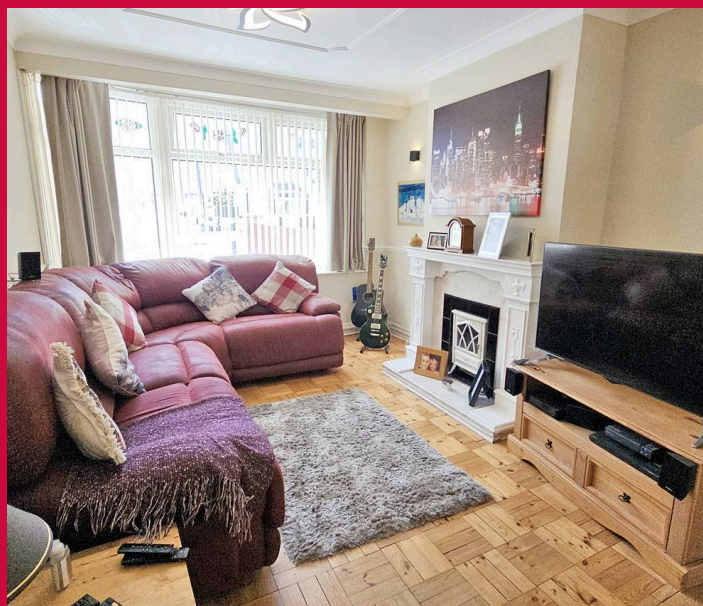
Double glazed side aspect window, ceiling light point, loft access point, doors to:

Bedroom One

Double glazed half bay to the front, radiator, built in wardrobes, ceiling light point, laminate wood flooring.

Bedroom Two

A second good sized double bedroom with double glazed rear aspect window, built in wardrobes, one of which houses a recently installed boiler, ceiling light point, picture rail.





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First Floor Landing

Double glazed side aspect window, ceiling light point, loft access point, doors to:

Bedroom One

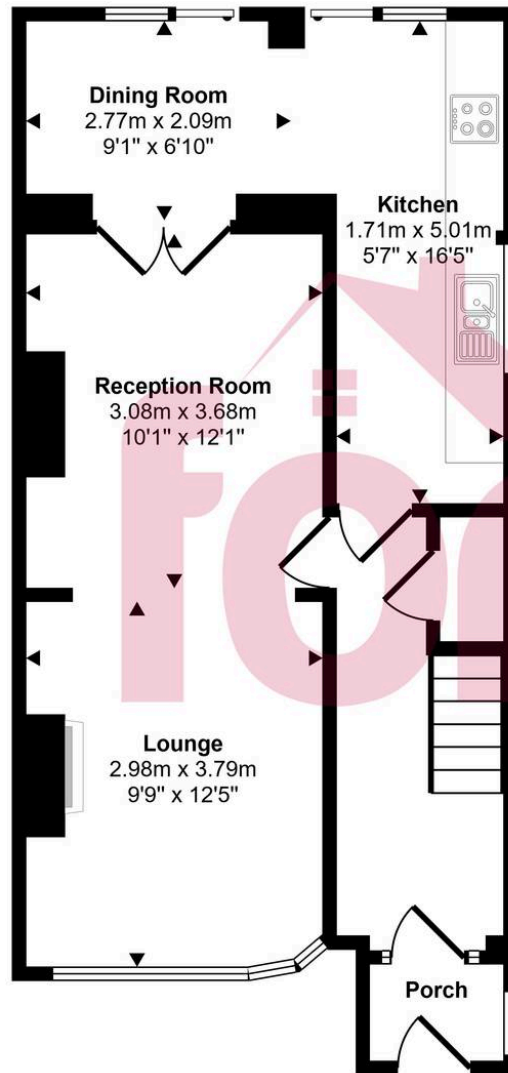
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Bedroom Two

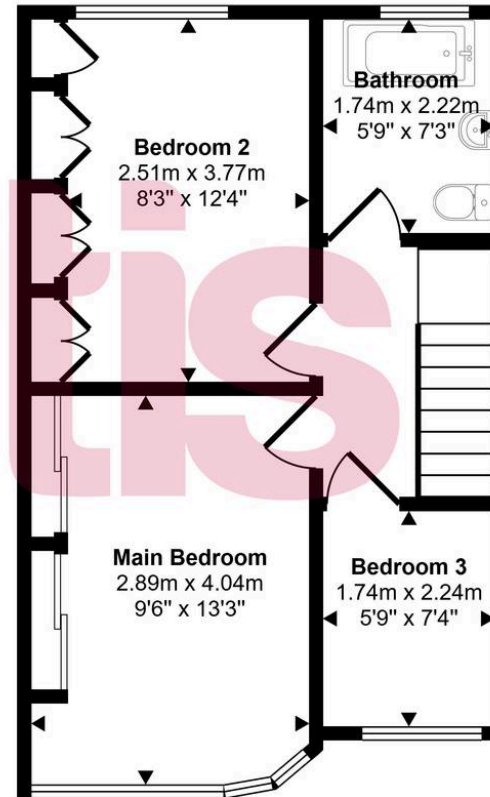
A second good sized double bedroom with double glazed rear aspect window, built in wardrobes, one of which houses a recently installed boiler, ceiling light



Approx Gross Internal Area
87 sq m / 933 sq ft



Ground Floor
Approx 50 sq m / 537 sq ft



First Floor
Approx 37 sq m / 396 sq ft

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.

FRONT GARDEN

A low maintenance, block paved driveway provides parking for two cars.

REAR GARDEN

A low maintenance rear garden with decked area adjoining the house, the rest being laid to shingle and bark chipping, with a selection of shrubs.

DRIVEWAY

2 Parking Spaces

A brick pavior driveway providing off road parking for two cars.

