



8 Nant Y Plac, Cardiff
Cardiff

£165,000

FORTIS
Estate Agents



8 Nant Y Plac

Cardiff, Cardiff

1-bed end terrace house with open plan living-kitchen area. Stylish kitchen, bright lounge, spacious bedroom with storage, modern bath. Gardens, parking. Ideal for first-time buyers or downsizers.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Modern kitchen
- Integrated appliances
- Open plan living
- Ample natural light
- Off-road parking
- Front garden
- Modern bathroom



Entrance

Accessed via UPVC double glazed door, ceiling light point laminate wood flooring, doorway to:

Lounge

11' 10" x 12' 1" (3.61m x 3.68m)

Stairs to the first floor landing, double glazed front aspect window, ceiling light point, radiator, laminate wood flooring, TV ariel point, doorway to:

Kitchen

11' 9" x 5' 5" (3.59m x 1.64m)

Fitted with a matching range of wall and base level cupboard and drawer units with work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash backs, space for appliances, space for cooker with extractor above, built in fridge freezer, ceiling light point, double glazed front aspect window.

Landing

5' 10" x 5' 2" (1.79m x 1.57m)

Accessed via the stairs from the living room, built in storage cupboards, loft access point, ceiling light point, doors to:

Main Bedroom

8' 6" x 11' 3" (2.59m x 3.43m)

A good sized double bedroom with double glazed front aspect window, ceiling light point, built in wardrobes, radiator.

Bathroom

5' 7" x 6' 0" (1.71m x 1.83m)

A modern, three piece suit comprising panel enclosed bath with electric shower above, glass shower screen and tiled surround, low level WC, pedestal wash basin, chrome effect heated towel rail, wood effect flooring, double glazed obscured window.





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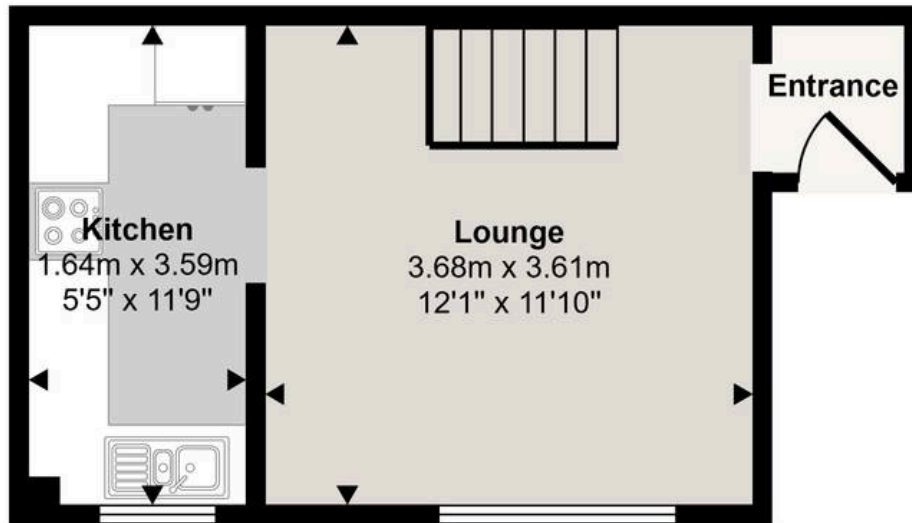
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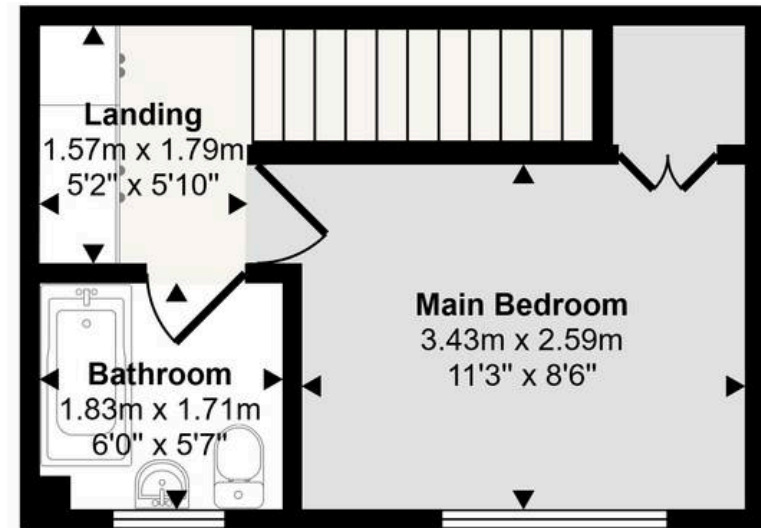


Approx Gross Internal Area
41 sq m / 436 sq ft



Ground Floor

Approx 21 sq m / 225 sq ft



First Floor

Approx 20 sq m / 211 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.

GARDEN

There is a private rear garden with is mainly laid to lawn.

OFF STREET

2 Parking Spaces

