



78 Firs Avenue, CF5 3TJ

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

£250000.00

Entrance
Enter property via part obscure glass UPVC door

Open Plan Kitchen
Double glazed UPVC picture window to fore, stairs leading to first floor, radiator, open plan dining room through to kitchen, range of wooden wall and base units with work surfaces over, part tiled walls, integrated electric oven with x4 ceramic hob, extractor fan over, stainless steel sink drainer with hot and cold mixer tap over, space for white goods to include plumbing for washing machine, UPVC double glazed window to rear, part obscure glass UPVC door leading to rear garden, door leading to:

Living/Dining
Open space, UPVC double glazed windows to fore and rear, x2 radiators

First Floor Landing
Stairs leading to second floor, doors leading to:

Bedroom 1
UPVC double glazed window to fore, radiator, x2 built in cupboards

Bedroom 2
UPVC double glazed window to rear, radiator, built in cupboard

Bedroom 3
UPVC double glazed window to fore, radiator, built in cupboard

Bathroom
Tile effect flooring, part tiled walls, bath with hot and cold mixer tap and electric shower over, glass shower screen, pedestal wash basin with mixer tap, tile splash back, low level WC with dual push button flush, x2 obscure glass double glazed windows to rear

Second Floor/Loft Space
Built in eaves cupboards, UPVC double glazed window to rear

Garden
A low maintenance rear garden, mainly paved with raised lawn area, brick built shed.





A well presented three bedroom end of terraced family home, offered for sale with no onward chain.

Introducing this well presented three-bedroom end-terrace house, enhanced by the valuable addition of a spacious loft area. This generous family home enjoys a highly convenient location with excellent proximity to local shops and amenities, making it a perfect fit for first-time buyers or savvy investors. The property boasts a well-planned layout, featuring a capacious kitchen and entertaining space that seamlessly connects to an open-plan living and dining area. Upstairs, you'll discover three inviting bedrooms and a family bathroom with bath suite. Notably, this property offers the added advantage of a substantial loft area, providing versatile usage options.



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		83
(69-80) C		
(55-68) D	60	
(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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