



Ffordd Ty Unnos  
Heath



STEPHENS  
& PARTNERS



# Ffordd Ty Unnos Heath

£269,950

End of Terrace

Three Bedrooms

Fitted Wardropes

Lounge

Dining Area

Kitchen

Conservatory

Downstairs WC

Bathroom

uPVC Double Glazed

Easy Access to City Centre



**Stephens and Partners are delighted to offer for sale this well presented three bedroom house.**

**The house is situated in an excellent location, within walking distance of supermarkets, local schools and close to the University Hospital Wales, City Centre & M4. Early viewing is highly recommended.**

### **Entrance Hallway**

**Via Composite Door to front, laminate wood floor, radiator, power point, door to**

### **Downstairs W.C.**

**1.7m x 1m**

**Upvc double glazed window to front, low level wc., pedestal hand basin, laminate flooring, radiator, vanity unit.**

### **Lounge**

**5m x 3.83m**

**Upvc double glazed window to front, laminate wood flooring, radiators, power points, tv aerial point, telephone socket, feature ceiling lights,**

**door to under stairs storage cupboard, access to first floor landing, white wood French doors to;**

### **Dining Room**

**2.9m x 2.5m**

**Laminate wood flooring, power points, Radiator, French patio doors to conservatory, open access to;**

### **Kitchen**

**2.9m x 2.1m**

**Upvc double glazed window to rear, fitted with a range of high and low level units, built-in gas hob, electric oven, extractor fan, tiled splash-backs, ceramic tiled flooring, plumbed for washing machine, dishwasher and fridge to remain, power points, laminate wood flooring.**

### **Conservatory**

**3.75m x 2.4m**

**Upvc Double glazed windows to both sides and Upvc double glazed French doors and windows to rear. Laminated wood flooring, dwarf walls, power points, anti-glare pvc roof with ceiling light.**

## **First Floor**

### **Landing**

**Carpeted stairs and landing area, air conditioning unit, radiator, power points, access to spacious & secure loft, door to airing/storage cupboard housing Vaillant Combination Boiler,**

### **Bathroom**

**1.9m x 1.9m**

**Double glazed window to front, vinyl cushioned flooring, matching suite comprising of pedestal wash hand basin, low-level W.C., panelled bath with shower, part tiled -fully around bath/shower, radiator**

### **Bedroom 1**

**4.1m x 2.6m**

**Upvc double glazed window to front, carpeted, radiator, TV aerial point, power points, fitted wardrobes, ceiling light.**

### **Bedroom 2**

**3.7m x 2.65m**

**Upvc double glazed window to rear, carpeted, power points, radiator, fitted wardrobes, ceiling light.**



## Bedroom 3

2.7m x 2m

Upvc double glazed window to rear, carpeted, power points, radiator fitted up and over wardrobes.

## Exterior

Pathway running along the side of the property from the front of the property to the side access gate. Pathway then runs along the rear of the property to a large wooden shed at the bottom which will remain.

Small stoned area to side and panelled fencing to both sides and rear keeping the rear well enclosed.

EPC Rating - C

Tenure - Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C	77   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.