



St. Fagans Rise, guide price £140,000

- SPACIOUS TWO DOUBLE BEDROOM DUPLEX MAISONETTE
- DOWNSTAIRS WC
- ON STREET PARKING RIGHT OUTSIDE
- EXCELLENT LOCATION
- CLOSE TO LOCAL PRIMARY AND SECONDARY SCHOOLS
- WITHIN WALKING DISTANCE TO LOCAL CAFES AND SHOPS



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About the property

GUIDE PRICE £140,000-£150,000! Set in a quiet cul-de-sac in a popular area of Fairwater is this spacious duplex apartment, offering spacious living, two double bedrooms, modern fitted kitchen and a bathroom. This apartment is the perfect home for a first-time buyer or an investor.

Accommodation

Entrance Hall

Enter the property through UPVC double glazed door into hallways with carpet flooring, radiator, built in storage cupboards, UPVC double glazed frosted window to rear and access to all ground floor rooms.

Downstairs Wc

Low level WC, vinyl flooring and UPVC double glazed frosted window to side.

Lounge

14' 8" x 10' 2" (4.47m x 3.10m)

Carpet flooring, radiator, electric fire and UPVC double glazed window to front.

Kitchen

10' 4" x 10' 1" (3.15m x 3.07m)

A range of matching wall and base units with heat resistance work surfaces incorporating a sink unit with mixer tap and drainer, low leave electric oven with overhead extractor fan, four ring gas hob and space for washing machine, fridge



freezer and dining table. Vinyl flooring, wall mounted radiator, built in storage cupboard, partly tiled walls and UPVC double glazed window to rear.

Landing

Carpet flooring and access to both bedrooms and bathroom.

Bedroom One

14' 9" x 10' 1" (4.50m x 3.07m)

Carpet flooring, radiator and UPVC double glazed window to front.

Bedroom Two

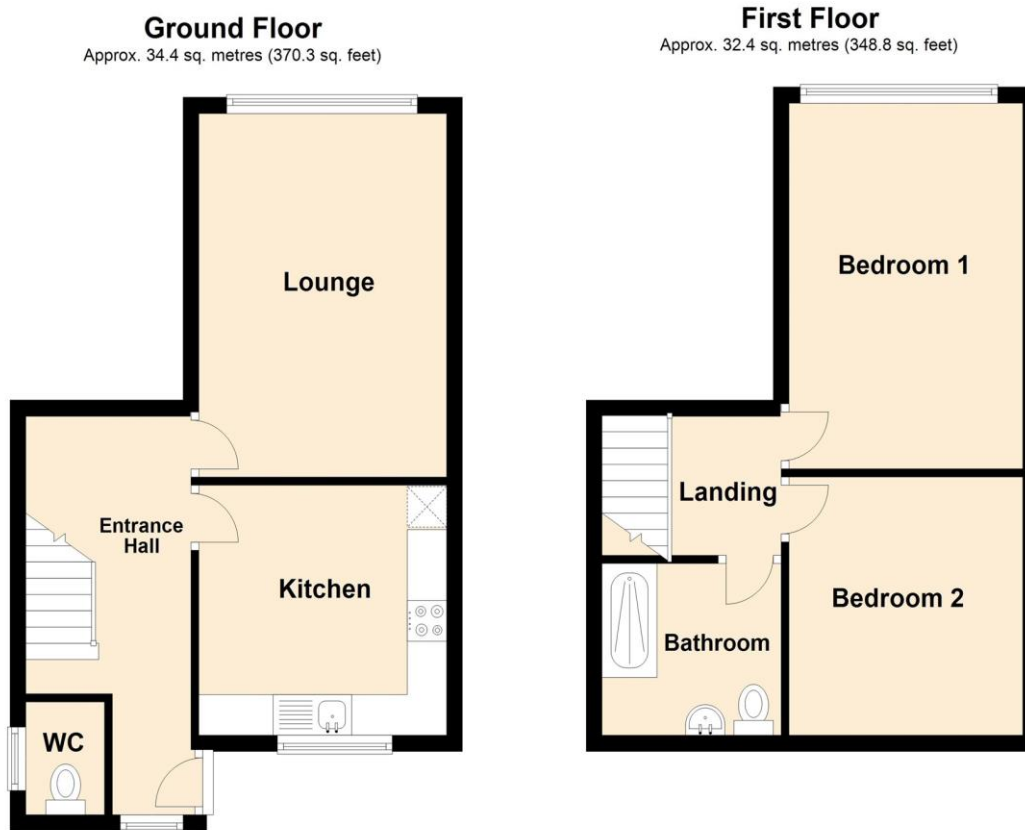
10' 5" x 9' 9" (3.17m x 2.97m)

Carpet flooring, built in storage cupboard and UPVC double glazed window to rear.

Bathroom

A three-piece suite comprising of a low-level WC, pedestal wash hand basin and walk in shower. Tiled walls and flooring, extractor fan and UPVC double glazed frosted window to rear.

Floorplan



Total area: approx. 66.8 sq. metres (719.1 sq. feet)

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.