



33 St. Fagans Rise, Cardiff

Cardiff

In Excess of **£150,000**





33 St. Fagans Rise

Cardiff, Cardiff

Bright and airy 3-bed maisonette in Fairwater. Features WC, kitchen, living room, balcony, courtyard. Option to add garage via separate negotiation. Close to amenities, shops, transport links.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three Bedrooms
- Balcony in Bedroom One
- Spacious Living Room
- Well-Appointed Kitchen
- Courtyard Area
- Wrought Iron Balustrade



Hallway

Enter from a patio area through a uPVC front door into a hallway with access doors to WC, kitchen, living room and stairs to first floor featuring wrought iron balustrade, wooden newel post and handrail.

Kitchen

Tiled flooring, fitted with base and wall cabinetry with work surfaces over, stainless steel sink and drainer with separate hot and cold taps, gas oven and hob with space for fridge freezer and washing machine. Complete with radiator and two double glazed windows.

Lounge

A bright and airy carpeted living room with three double glazed windows on two sides. Complete with radiator.

WC

Fitted with low level WC and complete with a frosted double glazed window.

Landing

Featuring a wrought iron balustrade and access doors to bathroom and three bedrooms.

Bedroom One

A spacious main bedroom with exposed floorboards and uPVC double glazed door leading onto a balcony with views of Plymouth Woods. Complete with additional double glazed windows and radiator.

Bedroom Two

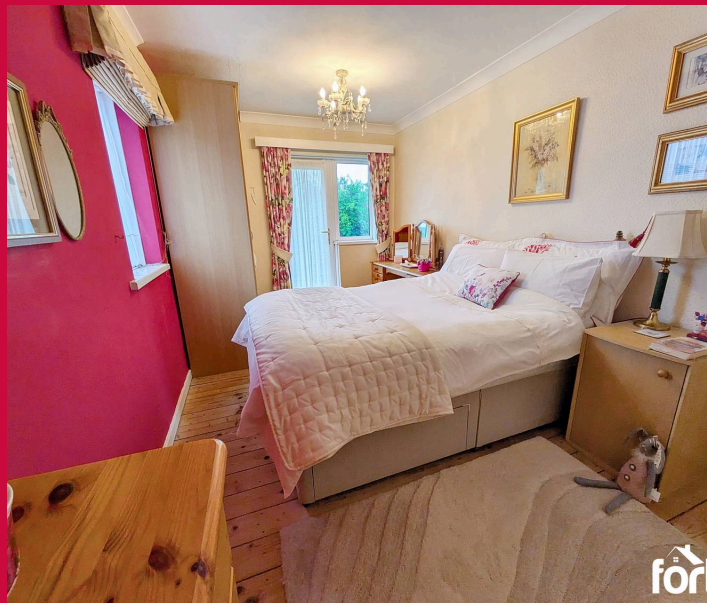
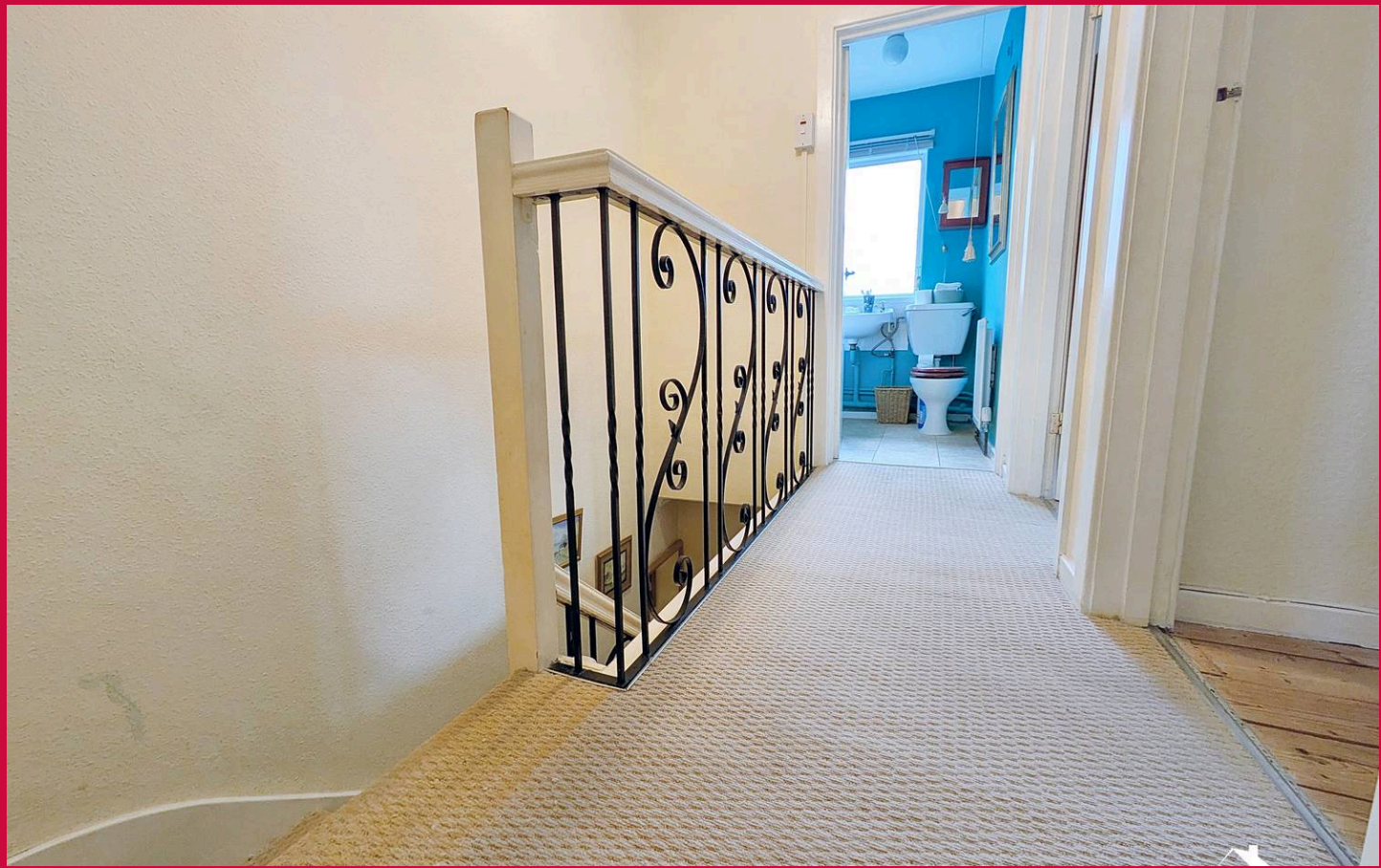
Carpeted with two double glazed windows and storage cupboard. Complete with radiator.

Bedroom Three

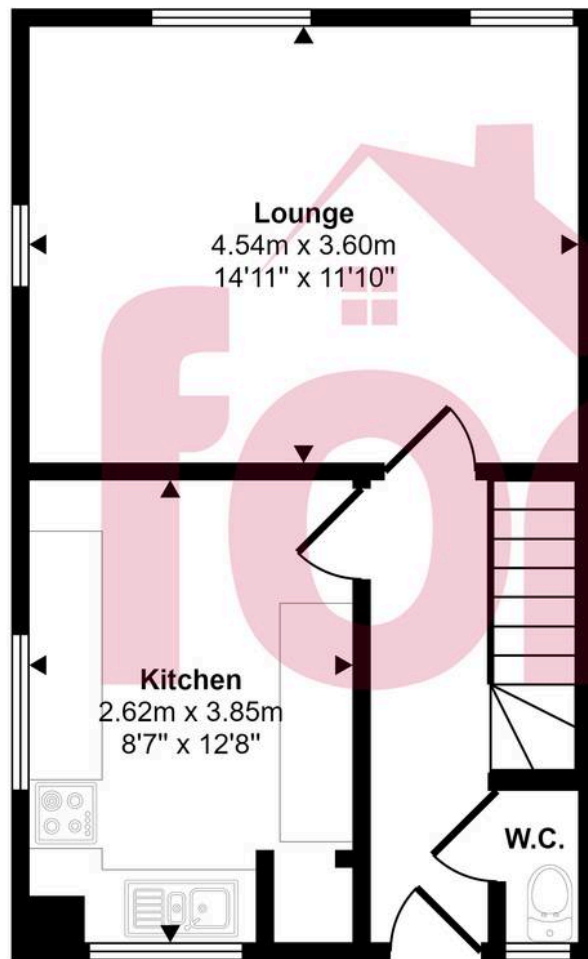
Carpeted with one double glazed window. Complete with freestanding wardrobe.

Bathroom

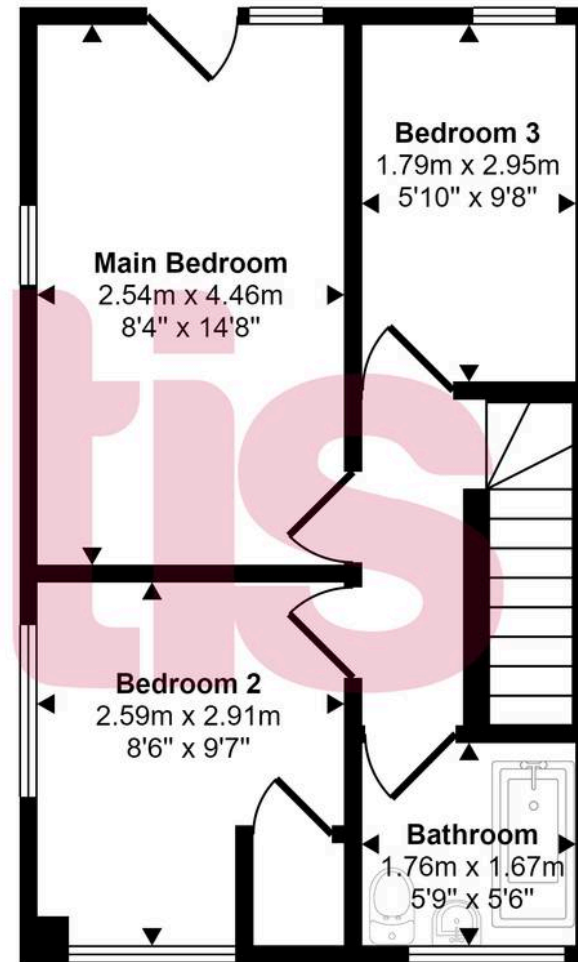
Partially tiled and fitted with a three piece suite; low level WC, hand wash basin, bath complete with electric shower over. uPVC frosted double glazed window to fore and radiator.



Approx Gross Internal Area
69 sq m / 740 sq ft



Ground Floor
Approx 35 sq m / 374 sq ft



First Floor
Approx 34 sq m / 366 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.