

36 Heol Carnau, Caerau
Cardiff
CF5 5NE

Hallway

Entered via a Upvc door with stained glazed inserts.
Stairwell. Radiator. Doors leading to lounge & Kitchen

Lounge 18'7" x 10'5"

A light and spacious living room with windows to both
front & rear. Two radiators

Kitchen Dining Room 17"1" x 11'5"

Excellent sized open plan kitchen diner with a range of
white wall and base units incorporating worktop space
with stainless steel sink & mixer tap, plumbing for
washing machine,, integrated gas hob & electric oven.
Two windows to rear. Upvc glazed door to rear garden.
Contemporary radiator. Door to;

Outhouse

Plenty of storage space then further door to downstairs
w.c.

First Floor Landing

Window to front, loft access, large built in storage
cupboard, doors leading off to:-

Bedroom One 16'5" x 9'5"

Double bedroom, two windows to rear, large built in
storage cupboard. Radiator

Bedroom Two 11'8" x 10' 0"

Double bedroom, window to rear, storage cupboard and
hanging space. Radiator

Bedroom Three 10'10" x 8'10"

Double bedroom, window to front. Radiator

Bathroom W.C.

Tiled with modern White coloured suite comprising low
level W.C. Pedestal wash hand basin & panelled bath
with shower attachment & glazed screen. Chrome
heated towel rail. Window.

Front & Side Garden

Lawn sweeping around to large plot with off road parking
for four cars. Hedgerow, (Lapsed planning for the
construction of two two bedroom apartments)

Rear Garden

Enclosed rear garden with large detached work shop.
paved patio area then laid to lawn, wood panel fence and
hedge borders.

TENURE

The vendors advise the property to be Freehold. Hoskins
Morgan would stress that they have NOT checked the
legal documents to verify the status of the property, and
the buyer is advised to obtain verification from their
solicitor or surveyor.

FIXTURES AND FITTINGS

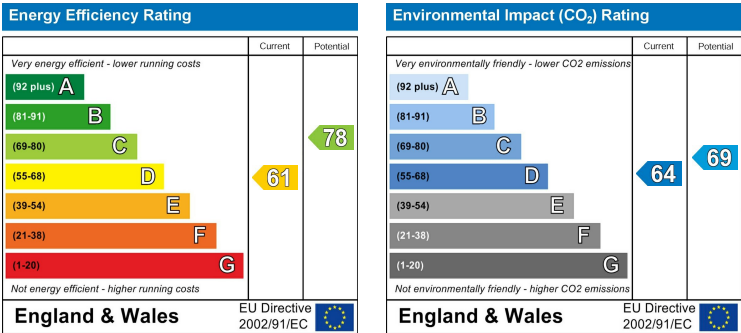
Only those items specifically mentioned in these sales
particulars are included within the sale price, any other
item being expressly excluded from the sale. Hoskins
Morgan have NOT tested any apparatus, equipment,
fixtures and so cannot verify they are in working order or
fit for their purpose. The buyers are advised to obtain
verification from their solicitor or surveyor.

VIEWING

Strictly by prior telephone appointment direct with the
agents - telephone 02920 553056. Open 6 days a week.
Opening Hours: Monday - Friday 9.00am - 5.30pm,
Saturdays 9.00am - 4.00pm.

PROPERTY MISDESCRIPTIONS ACT 1991:

These particulars have been prepared with care and
approved by the vendors (wherever possible) as correct,
but are intended as a guide to the property only, with
measurements being approximate and usually the
maximum size which may include alcoves, recesses or
otherwise as described, and you must NOT rely on them
for any other purpose. The appearance of an item in any
photograph does not mean that it forms part of the
property or sale price. Always contact the appropriate
Hoskins Morgan branch for advice or confirmation on any
points.





36 Heol Carnau, Caerau, Cardiff, CF5 5NE



With Particular Interest To Landlords & Investors With Great Investment Potential Is This Very Spacious Three Double Bedroom End Of Terrace House With Large Garden To Side With Lapsed Planning For The Construction Of Two Two Bedroomed Apartments. Property Further Comprises Entrance Hall, 18' Lounge, Open Plan Kitchen/Diner, Bathroom, Gas Central Heating. ., Upvc Windows. Windows. Enclosed Garden. The Property Is Situated Close To Local Shops and Schools. There Is Currently A Tenant In Situation At The Property On An Occupational Contract Paying £875.00 PCM Rent That Is Due For A Review. Well Worth Viewing