

**74 Brunswick Street, Canton
Cardiff
CF5 1LL**

Communal Hall

Entered via a 1/2 glazed Upvc door. Tiled floor. Timber doors lead into apartments

Ground Floor Apartment

Passageway with doors off to lounge kitchen & two bedrooms

Lounge Kitchen 17'10" x 9'4"

Light and spacious area with a selection of wall and base units incorporating worktop space with stainless steel sink unit, integrated electric oven, hob & extractor canopy. Tiled splashbacks. Window to side. Radiator. Door to bathroom W.C. 1/2 Glazed Upvc door to rear garden.



Bathroom W.C.

Tiled with suite comprising of low level W.C. Pedestal wash hand basin & Jacuzzi bath incorporating chrome mixer tap attachment. Tiled floor. Window. Plumbing for washing machine. Wall mounted combination gas boiler fires domestic hot water and central heating.



Bedroom 1 10'11" (max) x 9'4"

Double bedroom with bay window to front. Radiator, Closet



Bedroom 2 10'0" (max) x 7'9" (min)

Upvc 'French' style glazed doors lead out to rear garden. Radiator. Wardrobe



Rear Garden

Based in slabs and enclosed by stone and block built walls.

Shed

Garage sized block built shed.

First Floor Apartment

Stairwell leading up to landing with doors off to lounge kitchen, two bedrooms & bathroom W.C.

Lounge Kitchen 13'8" x 10'8"

A light and bright area housing a selection of wall and base units incorporating 'Beech' effect wall and base units incorporating worktop space with stainless steel sink unit & mixer tap, plumbing for washing machine and integrated electric oven, hob & extractor canopy. Tiled splash backs. Laminate floor. Radiator. Two windows to front one being a bay.



Bedroom 1 10'6" x 7'9"

Double bedroom with window to rear. Radiator, laminate floor

Bedroom 2 10'11" (max) x 9'9"

A good sized double bedroom with window to rear. Radiator. Laminate floor. Closet sites a wall mounted gas combination boiler that fires domestic hot water and central heating system



Bathroom W.C.

Large bathroom with suite comprising of low level W.C. Pedestal wash hand basin. Jacuzzi bath. Tiled & glazed cubicle incorporating electric shower. Tiled walls. Radiator. Window



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.

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.

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.

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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In The Heart Of Canton And Of Interest To Landlord Investors Can Be Found This Large Traditional Built Bay Fronted Residence That Has Been Converted Into Two Self Contained Apartments Offering Good Investment Return. Ground Floor Apartment Comprises Of Entrance Hall, Open Plan Lounge Kitchen With Integrated Oven & Hob, Two Bedrooms, Bathroom W.C. Garden & Garage Sized Shed. The First Floor Apartment Comprises Of Lounge Kitchen With Oven & Hob, Two Bedrooms & Bathroom W.C. & Shower Cubicle. Upvc Windows & Gas Central Heating To Both Apartments. At Present Tenants In Situation With A Rental Income of £700.00 Each Per Calendar Month Open To A Rent Rise. Viewings Recommended.