

**4 Heol Terrell, Lansdown Gardens
Cardiff
CF11 8BF**

Entrance Hall

Entered via a panelled door to side. Doors off to cloakroom, sitting room & kitchen breakfast room. Radiator. Stairwell rising to first floor landing.

Cloakroom W.C.

Low level W.C. Pedestal wash hand basin. Radiator

Sitting Room 14' x 9'9"

With two windows to front. Coved ceiling. Radiator.



Kitchen Breakfast Room 14' x 9'9"

A light and spacious area housing a good selection of cream wall and base units incorporating ample worktop space with stainless steel sink unit & mixer tap. Integrated stainless steel gas hob, electric oven & extractor canopy. Plumbing for washing machine. Tiled splash backs. Radiator. Window & Upvc 'French' style doors to rear garden.



First Floor Landing

Doors off leading to lounge & master bedroom. Radiator. Stairwell rising to second floor landing

Lounge 14' x 11'6" (max)

A generous sized room presently being used as a bedroom. Two windows to front. Radiator. Coved ceiling

Master Bedroom 14' x 10'

Large double bedroom boasting floor to ceiling fitted wardrobes. Two windows to rear. Radiator. Door leading to:



En Suite Bathroom W.C.

Low level W.C. Pedestal wash hand basin. Panelled bath incorporating a shower tap attachment. Tiled splash backs. Radiator. Window



Second Floor Landing

Doors leading to three bedrooms, bathroom W.C. Airing cupboard. Loft space

Bedroom Two 14' x 10"

A good sized double bedroom featuring fitted wardrobes. Two windows. Radiator



Bedroom Three 10' x 7'3"

With window to rear. Radiator

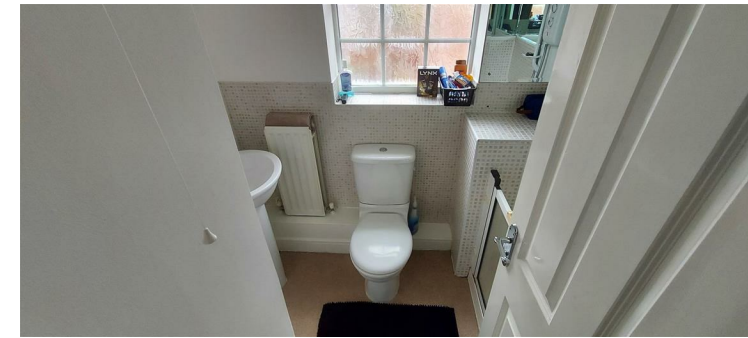
Bedroom Four 9' x 8'

Single bedroom. Window to rear. Radiator

Shower Room W.C.

Low level W.C. Pedestal wash hand basin, Walk in

shower area with electric shower over. Tiled splash backs. Radiator. Window



Gardens

Front garden based in stones with mature shrubs. Brick wall and decorative wrought iron fencing. The rear garden being a decent size is based with slabs. Mature tree. Timber fencing and pedestrian gate,



Garage

Brick built single garage. Up & over door. Power & light. Pedestrian door leading to rear garden

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.

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.

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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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Situated At This Most Popular Residential Development Can Be Found This Very Well Presented Modern Built Four Bedroom Semi Detached Town House With Spacious Accommodation Over Three Storeys. Briefly Comprising Of Entrance Hall, Cloakroom W.C. Sitting Room, Fitted Kitchen Breakfast Room With Integrated Oven & Hob. To The First Floor Is A Large Lounge, Master Bedroom With En Suite Bathroom W.C. To The Second Floor Can Be Found A Further Three Bedrooms & Family Bathroom W.C. Gas Central Heating. Upvc Windows. Gardens To Front & Rear. Garage, The Property Is Handily Placed For The Cardiff City FC Retail Park, A Super School That Is Presently Being Built & The Nearby Tregannon Welsh School. Viewings Recommended.