

**11 Barnard Avenue, Lower Ely
Cardiff
CF5 5AU**

Porch

Enter via a 1/2 glazed Upvc door. Windows to front & side. Pair of double glass panelled doors lead through to:

Lounge 18'8" x 12'5"

A light and spacious living room with patio doors to front. two radiators. Coved ceiling. Door leading to:

Central Hall

Stairwell. Access to dining room, kitchen & cloakroom W.C. 1/2 glazed door leading out to rear garden.

Cloakroom W.C.

Low level W.C. Wash hand basin. Window

Dining Room 8'11" x 7'7"

A versatile room. Window to front. Radiator. Coved ceiling

Kitchen 17'8" x 6'3"

An excellent addition to the property being this kitchen extension that house a good selection of wall and base units incorporating worktop space with stainless steel sink unit & mixer tap, plumbing for washing machine. Integrated gas hob & electric oven. Tiled splashbacks. Two window to side.

First Floor Landing

Doors off leading to three bedrooms & bathroom W.C. Loft space. Limen cupboard sites a wall mounted gas combination boiler thar fires domestic hot water and central heating system

Bedroom One 10'8" (min) x 9'0"

Good sized double bedroom. Window to front. Radiator

Bedroom Two 9'4" x 9'0"

Double bedroom with window to rear. Radiator

Bedroom Three 9'0" x 7'1"

Good sized third bedroom. Window, Radiator Fitted closet

Bathroom W.C.

Fully tiled to floor and walls. Suite comprising low level W.C. Pedestal wash hand basin. Panelled bath incorporating a mains fed mixer shower & glazed screen. Window, Radiator

Front Garden

Mainly laid to lawn. Communal path. Part enclosed by block built wall. Small patio based area

Rear Garden

Based with paved slabs. Timber shed. Block built wall. Double timber gates offering access for off road parking

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:

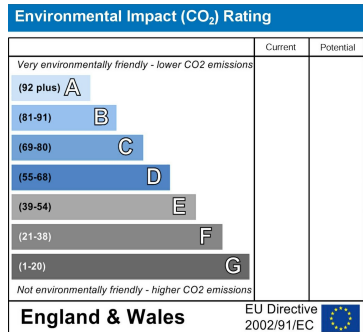
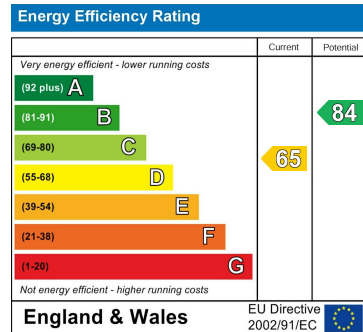
These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT 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 Leasehold. Approximately 979 Years remaining. On completion of sale the lease term reverts to 999 years. Ground Rent £20.00 pcm. 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.





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Excellent Potential As A Family Home Is This Generous Sized And Extended Mid Terrace House At This Popular Location. Accommodation Briefly Comprises Of Entrance Porch, Large Lounge, Separate Dining Room,, Fitted Kitchen, Cloakroom W.C. Three Double Bedrooms & Tiled Bathroom W.C. With Shower. Gardens To Front & Rear. Upvc Windows. Gas Central Heating. Some Decoration Required Hence Sensible Asking Price. Well Worth Viewing.