

**500 Cowbridge Road East, Victoria Park
Cardiff
CF5 1BL**

Number 498

Large showroom area with two offices to rear, kitchen area & W.C.

Number 500

Open plan workshop/showroom area. W.C. Rear Yard

Number 502

Three bedroom apartment with lounge, fitted kitchen and shower room. Gas Central heating. Upvc Windows

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:

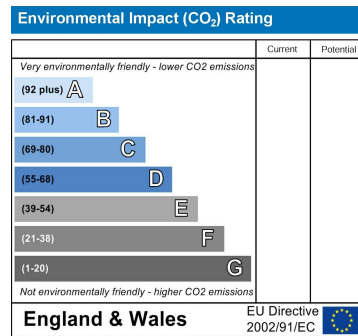
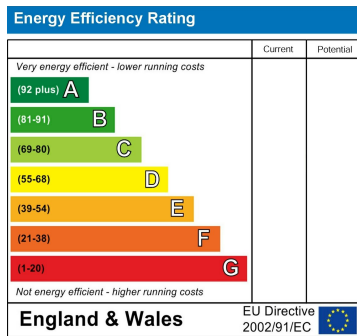
These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT 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.





500 Cowbridge Road East, Victoria Park, Cardiff, CF5 1BL

Offered For Sale Is A Small Block Of Three Properties Situated At Cowbridge Road East. To Be Sold As One. The Three Premises Comprise Of Two Ground Floor Self Contained Retail Units (One Presently Being An Estate Agency Office And The Other Being A Picture Framing Outlet) Together With A Large Self Contained Three Bedroom Apartment Above. Rental Potential Of £40,000 pa. Please call for further details