

498,500,502 Cowbridge Road East, Victoria Park
Cardiff
CF5 1BL

Number 498

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

Showroom 22'8" x 17'7"

Enter via glazed door .Large window. Radiator. Door to W.C. Through access to

Hall 10'0" x 8'2"

Doors off to two offices & storeroom. Radiator. Access into

Kitchen 5'5" x 4'2"

Wall and base unit with stainless steel sink. Tiled splashbacks. Tiled floor

Office One 11'2" x 8'3"

Internal window looking into showroom. Radiator

Office Two 11'2" x 8'0"

W.C.

Low level W.C. Wash hand basin

Number 500 21'8" x 17'10"

Entered via a glazed door. Large window.. Access to W.C. Radiator. Through access to

Showroom Two 15'11" x 13'5"

Door to store room. Door to rear yard.

W.C.

Low level W.C. Wash hand basin, Base unit with sink.

Number 502

Enter via a Upvc door. Stairwell up to first floor landing. Window. Upvc door leading into

Entrance Hall

Access to lounge, kitchen, three bedrooms, shower room W.C & Store room. Radiator. Upvc door leading out to steel stairwell leading down to rear yard

Lounge 14'5" (max) 11'0" (max)

Large living room. Two windows to front. Radiator

Kitchen 9'1" (min) x 7'2"

White gloss wall and base units, sink unit. Radiator. Electric hob. Window. Tiled splashbacks. Tiled floor. Window

Bedroom One 13'8" x 10'10"

Good sized double bedroom. Two windows to front. Radiator

Bedroom Two 12'5" (max) x 10'7"

Double sized bedroom. Two windows to front. Radiator

Bedroom Three 11'2" (max) x 10'5"

Third double bedroom. Radiator. Window to rear

Shower Room W.C.

Tiled with suite comprisng of white low level W.C. Vanity unit with wash hand basin. Tiled & glazed cubicle with mains fed mixer shower. Window. Radiator

Store Room 7'2" x 3'11"

Ideal for storage. Wall mounted 'Ideal' gas combination boiler that serves hot water and heating

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:

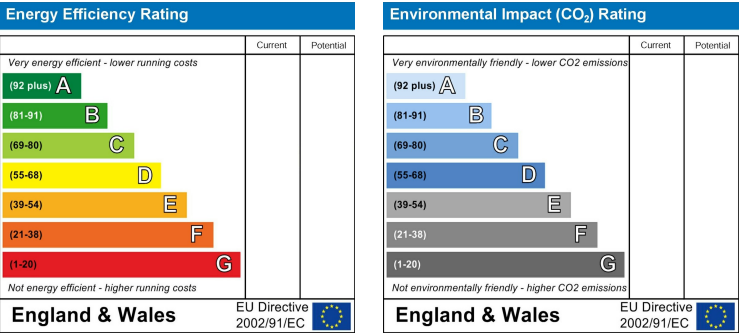
These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT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

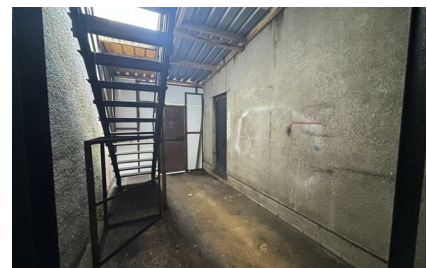
VIEWING

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.





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Offered For Sale Is A Small Block Of Three Properties Situated At This Very Convenient and Busy Location On 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 First Floor Self Contained Three Bedroom Apartment Which Has Fitted Kitchen and W/C/Shower room, Gas C/h., Plenty of Outdoor Space To The rear, Masses Of Potential. Rental Potential Of £40,000 pa. Price Guide £450,000 - £479,950