

**30 Heol Collen, Parc Y Gwenfo
Cardiff
CF5 5TX**

Entrance Hall

Entered via a Upvc door into this inviting hall. Stairwell. Radiator, Cloakroom W.C. Laminate floor running through to lounge via door way.

Cloakroom W.C.

Low level W.C. Wash hand basin. Radiator. Window

Lounge 18'8" x 9'5"

A spacious living room with window to side and patio door that leads to conservatory. Two radiators. Door leading to kitchen



Conservatory 9'2" x 8'10"

Upvc framed conservatory with door leading out to rear garden. Tiled floor.



Kitchen 15'5" x 7'9"

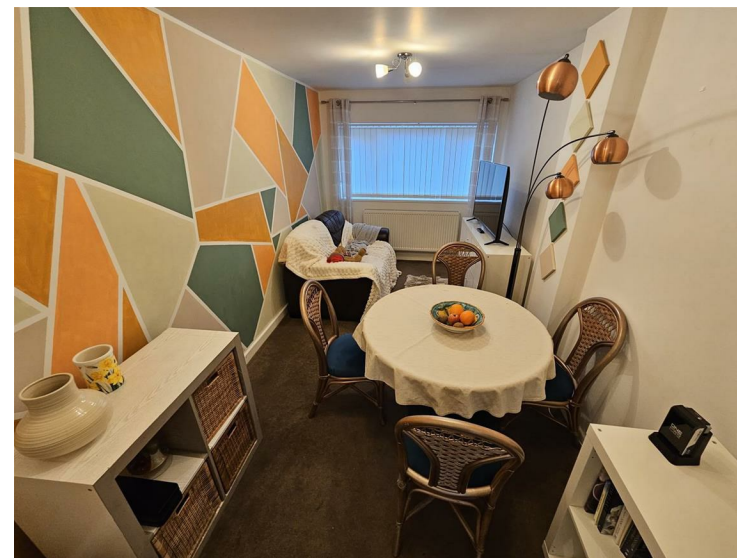
Modern style kitchen featuring a range of quality white

gloss wall and base units incorporating ample worktop space with stainless steel sink unit & mixer tap, plumbing for washing machine, free standing electric range cooker with stainless steel extractor over. Breakfast bar. Tiled splash backs. Window & 1/2 glazed Upvc door leading out to garden,. Door leading into:



Sitting Room 15'6" x 7'8"

Converted from a garage into a good sized second reception room. Window to front. Radiator



First Floor Landing

Doors off leading to three bedrooms & Shower Room W.C. Loft space

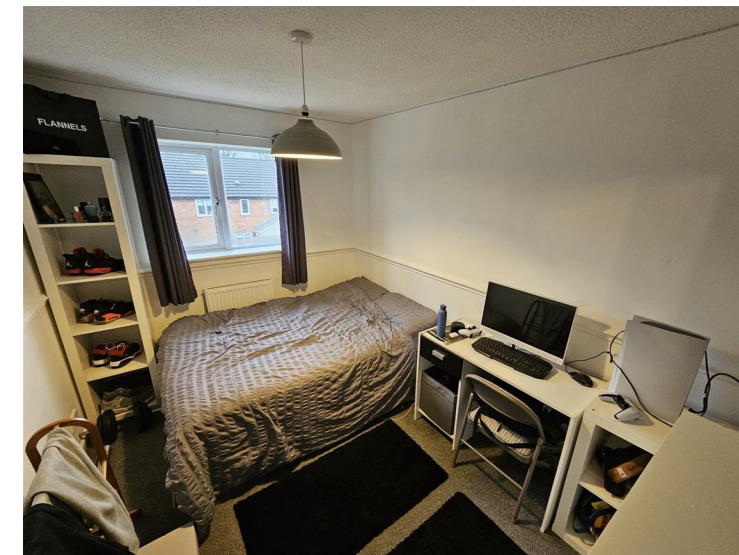
Bedroom One 11'0" (min) x 9'9"

A large double bedroom with windows to side & rear. Radiator. Laminate floor



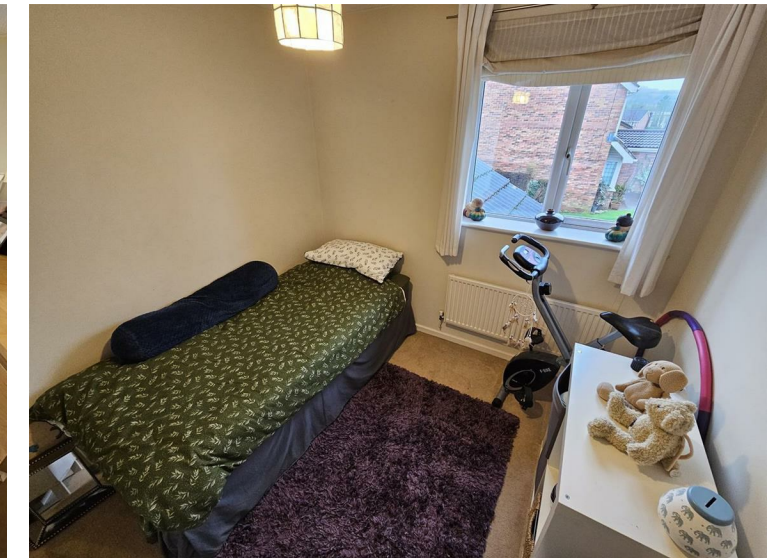
Bedroom Two 11'2" x 7'8"

Good sized second double bedroom. Window. Radiator. Dado rail



Bedroom Three 8'10" x 8'1"

Window to front. Radiator. Closet



Shower Room W.C.

Recently refurbished to a good standard. Part tiled walls. Bathroom furniture incorporating white W.C. & Wash hand basin. Glazed door leads into cubicle with chrome mixer shower over. Chrome heated towel rail. Laminate floor. Window.

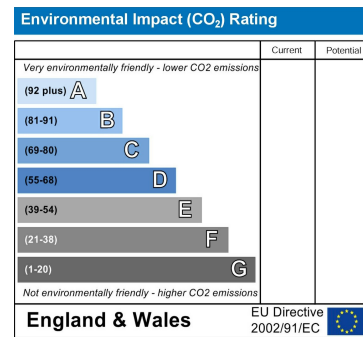
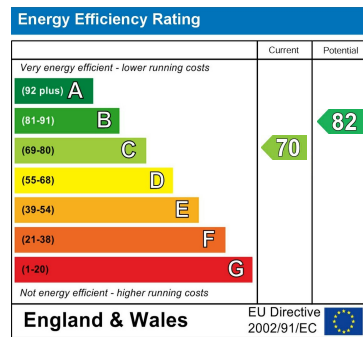


Front Garden

Tarmac based area offering off road parking for two cars.

Rear Garden

Enclosed by timber fencing this level garden has been well maintained featuring a Flagstone based area leading to artificial lawn. Storage shed.



property sales lettings property management

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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

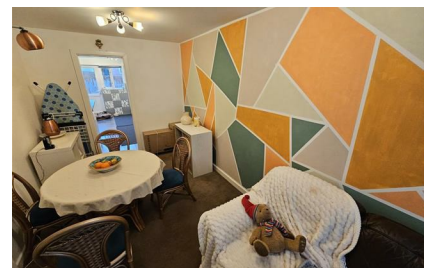
The vendors advise the property to be Freehold. Hoskins Morgan would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.

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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Situated On This Popular Private Development Close To Culverhouse Cross On The Western Side Of The City Can Be Found This Improved And Well Presented Semi Detached House Making An Ideal Family Home. The Property Is Located Closely To The Culverhouse Cross Retail Park And Has Good Transport Links To Cardiff, Barry & Motorway. Accommodation Briefly Comprises Of Entrance Hall, Cloakroom W.C. Lounge, Conservatory, Refitted Kitchen, Sitting Room, Three Bedrooms & Refurbished Shower Room W.C. Upvc Windows & Doors. Gas Central Heating. Level Well Maintained Rear Garden. Off Road Parking For Two Family Cars. Well worth Viewing.

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£284,950 Freehold