

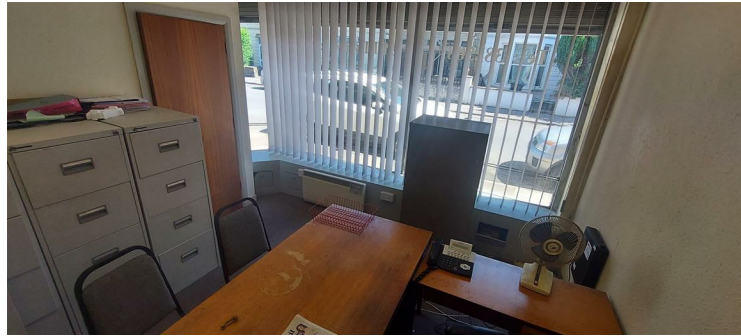
**13 Kings Road, Canton
Cardiff
CF11 9BZ**

Reception Area

Accessed via a timber glazed door. Door to office one. Door to hallway

Office One 10'11" x 10'9"

A decent sized room with plenty of natural light by way of large window to front. Partition window & door leading into:



Office Two 10'9" x 10'6"

A good sized second office with door leading into a store room. 1/2 Glazed door returns to:



Hall

Door leading to kitchen. Stairwell rising to first floor landing

Kitchen 10'1" x 8'1"

In need of renovation. Presently has a base unit with stainless steel sink. 1/2 Glazed door leads out to small yard

First Floor Landing

Doors off leading to two rooms & W.C.

Office Three 17'2" x 11'0"

A large and light room with two windows to front. Partition window to office four.



Office Four 10'8" x 10'5"

Window to rear



W.C.

Formerly a shower room W.C. with pedestal wash hand basin and low level W.C. Shower base in need of attention and not used. Window.

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.

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



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Of Interest To Investment Developers Or Builders! On Kings Road Bordering Canton & Pontcanna Can Be Found This Traditional Built Mid Terrace Property That Up Until Recently Has Been Used As A Solicitors Practice. The Property Does Require Updating Throughout. Accommodation Briefly Comprises Of Reception/Waiting Area, Two Ground Floor Offices, Storeroom & Kitchen. To The First Floor Are Two Further Offices & W.C. (Formerly A Shower Room). Very Small Rear Yard. The Property Could Be Converted Back To A Residential Family Home Subject To Planning Etc.....Vacant.