

**16 Mathew Walk, Danescourt
Cardiff
CF5 2QW**

Entrance Hall & Stairwell

Entered via a 1/2 glass panelled timber door. Stairwell rises to:

Landing

Doors off leading to lounge, bedroom & shower room W.C. Window to side. Radiator

Lounge 16'11" (max) x 11'9"

A light and spacious 'L' shaped living room. Window to front. Radiator. Closet. Dado rail. 1/2 Glazed sliding doors lead into:



Kitchen 12'5" x 5'5"

A well proportioned size kitchen housing a good selection of quality white coloured wall and base units incorporating ample worktop space with stainless steel sink unit & mixer tap, plumbing for washing machine, integrated fridge/freezer, electric oven & hob, extractor canopy. Window to rear. Tiled splash backs. Tiled floor. Radiator



Bedroom 11'0" (max) x 9'2"

A good sized double bedroom. Window to rear. Radiator. Closet.



Shower Room W.C.

Recently refurbished boasting tiled walls and quality suite comprising of white low level W.C. Pedestal wash hand basin. Tiled and glazed shower area with electric shower over. Laminated floor. Chrome heated towel rail.



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.

FIXTURES AND FITTINGS

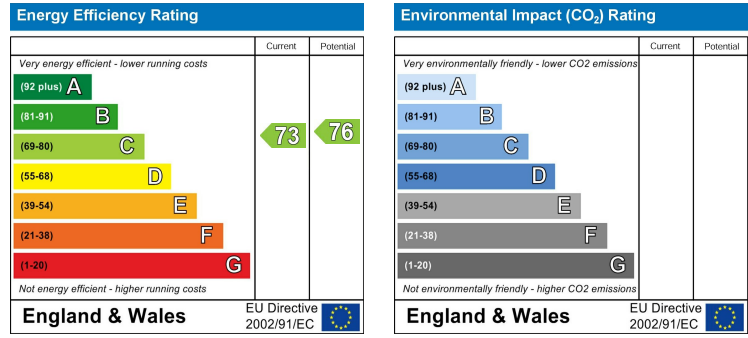
Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

TENURE

The vendors advise the property to be LEASEHOLD 952 Years remaining. 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.

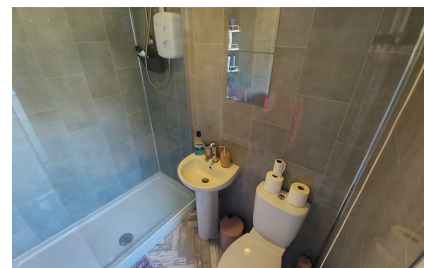
PROPERTY MISDESCRIPTIONS ACT 1991:

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.





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Ideal Purchase For Landlord Investor Or First Time Buyer Is This Improved And Very Well Presented Purpose Built Self Contained First Floor Flat Situated At This Popular Development To The Western Side Of The City. Entrance Hall & Stairwell, Large Lounge, Fitted Kitchen With Integrated Appliances, Double Sized Bedroom & Quality Tiled Shower Room W.C. Upvc Windows. Gas Central Heating. Parking To Rear.