

**6 St Nicolas Court, Pyle Road, Caerau  
Cardiff  
CF5 5JA**

**Porch**

Enter via a 1/2 glazed Upvc door. Panelled door leading into:

**Lounge 16'1" x 12'2"**

A light and spacious living room with window to front. Two radiators. Coved ceiling. Stairwell. Door leading into:



**Kitchen 10'2" x 12'6"**

A large kitchen dining area featuring a good selection of quality Grey wall and base units incorporating ample worktop space with stainless steel sink unit & mixer tap, plumbing for washing machine. Integrated electric double oven, induction hob & extractor canopy. Laminated floor. Radiator. Large walk in storage cupboard. Door to cloakroom W.C. Window & 1/2 glazed Upvc door leading out to communal rear garden.



**Cloakroom W.C.**

Low level W.C. Pedestal wash hand basin. Windpw

**First Floor Landing**

Panelled doors leading off to two bedrooms & bathroom W.C. Radiator

**Bedroom 1 15'3" x 12'7"**

An excellent sized larger than average double bedroom. Two windows to front. Radiator. Double and single closets. Radiator. Gas combination boiler fires domestic hot water & central heating system



**Bedroom 2 10'7" x 6'6" 8'5"**

Second double bedroom with window to rear. Radiator



**Bathroom W.C.**

A refurbished bathroom with suite comprising low level W.C. Vanity unit & wash hand basin. Panelled bath with glazed screen and electric shower. Part tiled walls. Tiled floor. Chrome heated towel rail



**Gardens**

Front garden laid to lawn. Large communal garden mainly laid to lawn and drying area



**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.

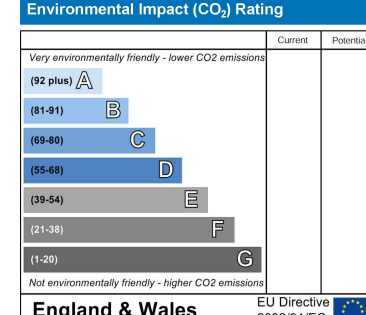
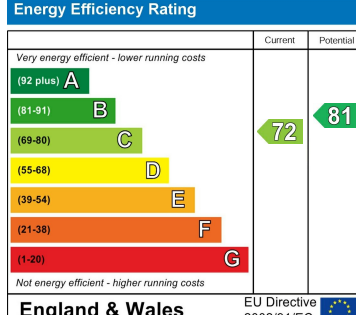
**TENURE**

The vendors advise the property to be LEASEHOLD 88 Years Remaining. £75.00 Per Calendar Month Including Service Charge & Ground Rent. 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.

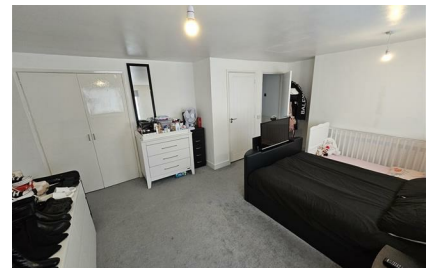
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) 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 <sub>2</sub> emissions
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	







## 6 St Nicolas Court, Pyle Road, Caerau, Cardiff, CF5 5JA



A Quite Lovely Purpose Built & Greatly Improved Self Contained Ground Floor Maisonette That Would Make A Fantastic First Time Purchase Or Landlord Investment. Purchase. The Property Offers Excellent Sized Accommodation By Way Of Porch, Spacious Lounge, Quality Fitted Kitchen Breakfast Room Incorporating Oven & Hob, Down Stairs W.C. Two Excellent Sized Bedrooms & Bathroom W.C. Gas Central Heating. Upvc Windows & Doors. Front Garden. Communal Rear Garden. Viewing A Must!