

**197 Hill Rise, Llanederyn
Cardiff
CF23 6UN**

Hallway

Entered via upvc d.g. door into entrance porch then further d.g. door to:-

Lounge 18'9" x 10'10"

Two windows to front, coved ceiling, laminate flooring, double opening doors to:-



Kitchen/Diner 13'8" x 15'4" x 13'5"

Open plan kitchen/diner with window and upvc door to rear garden, kitchen is fitted with a range of wall and base units including sink and drainer, integrated oven (not tested) with extractor hood over, tiled splash back, laminate flooring, plumbed for washing machine door to:-



Cloakroom

Low level w.c., wash hand basin, wall mounted gas c/h boiler, half tiled walls, ceramic tiled floor, window to rear.

First Floor Landing

Loft access then doors leading off to:-

Bedroom One 12'0" x 10'3"

Double bedroom, window to rear, fitted sliding door wardrobes.

Bedroom Two 11'9" x 8'10"

Double bedroom, window to front.

Bedroom Three 9'7" x 10'10"

Double bedroom, window to front.

Bathroom

A larger than average bathroom with "P" shaped bar and mains fed shower over, low level w.c., vanity wash hand basin, complementary tiled walls and ceramic tiled floor, heated hand towel rail, window to rear.



Outside Front

Laid mainly to lawn with a range of mature shrubs and trees.

Rear Garden

Fully enclosed rear garden with wood panel fencing and brick boundary wall, decked patio area, gate to rear access.



Garage

Detached to rear.

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:

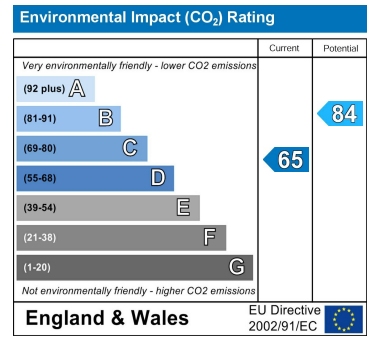
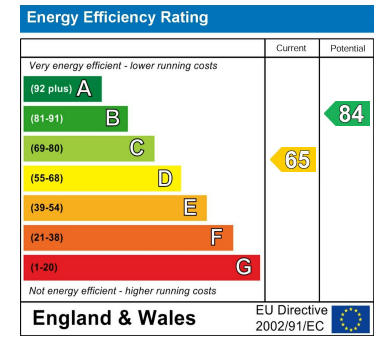
These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT 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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Ideal Purchas For The First Time Buyer Or Landlord Investor Is This Deceptively Spacious Three Double Bedroom Mid Link House Situated At This Popular Location Being Close To Local Shops And Schools. The Property Would Benefit From Some Updating i.e. Kitchen Bathroom etc., and Further Comprises;- Entrance Porch, Lounge, Large Kitchen/Diner, D.S. Cloaks, Bathroom, Gas C/h., Gardens, Garage. Sensibly Priced