

**44 Worle Avenue, Llanrumney
Cardiff
CF3 4DA**

Hallway

Entered via upvc glazed door into hallway with stairs to first floor, tongue and groove wood effect panelling to walls, doors leading off to:-

Lounge 11'0" x 11'0"

Window to front, gas fire, coved ceiling, t.v. aerial point.



Kitchen 10'8" x 5'5"

Fitted with a range of wall and base units including stainless steel sink and drainer, tiled, splash back, window to front, door to:-



Cloakroom

Low level w.c., pedestal wash hand basin, wall mounted gas central heating boiler, window to rear.

Dining Room 9'6" x 6'2"

Upvc door and window to rear, meter cupboard, doors leading to Kitchen and Sitting Room.



Sitting Room 11'0" x 7'4"

Gas fire, window to rear.



First Floor Landing

Spacious landing area with loft access and airing cupboard, window to rear, doors leading off to:-

Bedroom One 11'1" x 11'6"

Double bedroom, built in storage cupboard, window to front



Bedroom Two 11'3" (max) x 7'2" (max)

An 'L' shaped double bedroom, window to rear.

Bedroom Three 12'5" x 8'9"

Double bedroom, built in storage cupboard, window to front.

Bathroom

Walk in shower cubicle with wall mounted electric shower and low level glazed shower doors, pedestal wash hand basin, low level w.c., partially tiled walls, window to rear.

Outside Front

Large front garden mainly laid to lawn with shrub and flower border, driveway, gate to side giving access to rear garden. Brick boundary wall.

Rear

Once again a large enclosed rear garden with paved patio area then laid to lawn with shrub and flower borders, the garden is enclosed by means of wood panel fencing and brick boundary wall.



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.

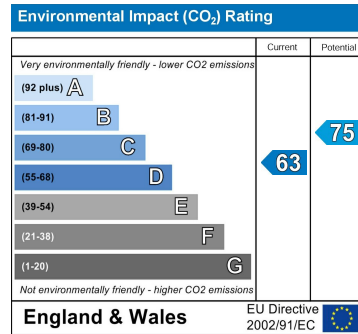
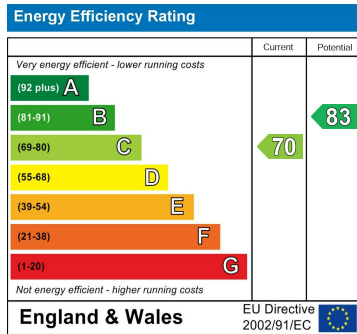
TENURE

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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44 Worle Avenue, Llanrumney, Cardiff, CF3 4DA



OFFERS OVER £230,000 Hoskinsmorgan Are Pleased To Offer For Sales This Three Double Bedroom Semi Detached House Situated At This Most Sought After Location Which Is Close To Local Shops and Schools.

The Property Would Benefit From Some Updating But Offers Excellent Sized Accommodation Which Further Comprises;- Hallway, Front Lounge, Sitting Room, Dining Room, Kitchen, Cloakroom, Bathroom, Gas C/H., Large Gardens To Front And Rear, Driveway.....

£230,000 Freehold

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www.hoskinsmorgan.co.uk