

**9 Fairfield Close, Victoria Park  
Cardiff  
CF5 1AD**

**Entrance Hall**

Enter via a 1/2 glazed Upvc door to side elevation into this light and inviting hall with white panelled doors leading to lounge & two bedrooms. Coved ceiling. Radiator.



**Conservatory 15'2" x 7'9"**

An excellent addition to the property is this light and spacious summer room. Radiator. 1/2 Glazed door leading out to garden.



**Bedroom Two 9'0" x 7'7"**

A nicely presented double bedroom with fitted mirror wardrobes. Window. Coved ceiling



**Front Garden**

Enclosed by block built wall and timber fencing. Artificial lawn. Raised flower beds. Concrete based drive offering parking for up to two cars. Timber gates lead to;

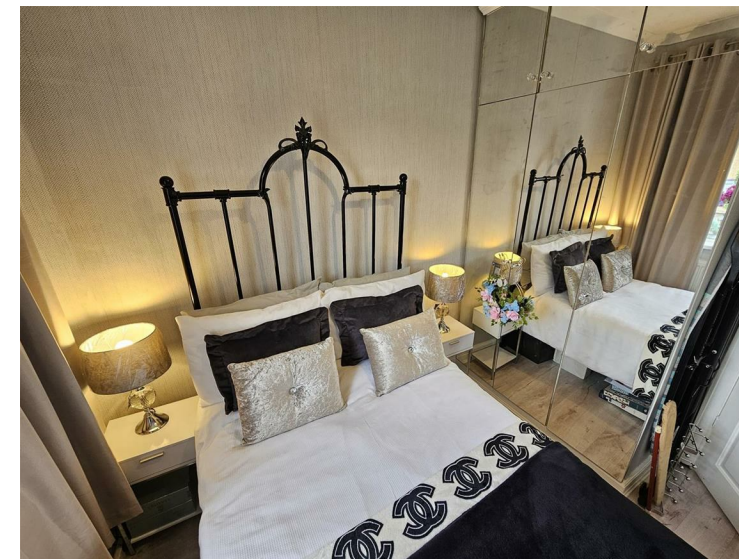
**Lounge 11'6" x 11'1"**

A nice sized living room with through access to kitchen. Upvc 'French' style doors leading into conservatory. Radiator. Coved ceiling. Panelled feature wall.



**Bedroom One 13'5" x 9'7"**

A quite lovely double bedroom featuring fitted floor to ceiling mirror wardrobes. Bay window to front. Radiator. Coved ceiling.



**Bathroom W.C.**

Completely refurbished with quality white coloured suite comprising of low level W.C. 'Jack & Jill' wash hand basins set in vanity unit. Shower bath with shower over & glazed screen. Tiled splashbacks. Chrome heated towel rail. Window. Storage space with plumbing for washing machine and wall mounted gas combination boiler

**Rear Garden**

A decent sized flat garden mainly based in slabs. Timber fencing & shed.



**Kitchen 7'9" x 7'8"**

Boasting a quality fitted White gloss range of wall & base units incorporating 'Quartz' worktops with sink unit & mixer tap. plumbing for dish washer, integrated electric induction hob, oven & microwave and extractor canopy. Breakfast bar. Window. Loft space. Leaded window over door entrance to bathroom W.C.

**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:

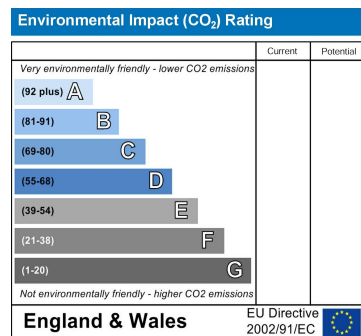
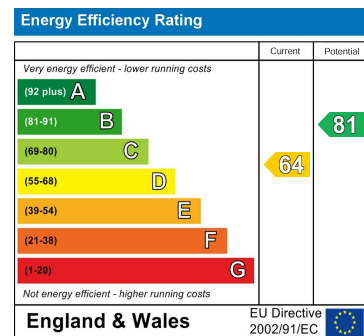
These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT 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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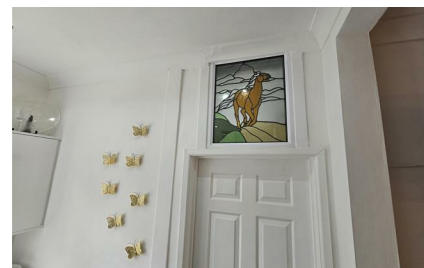
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Cardiff  
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## 9 Fairfield Close, Victoria Park, Cardiff, CF5 1AD



Must Be Viewed! At This Popular Location Can Be Found This Recently Improved & Updated Traditional Built Bay Fronted Semi Detached Bungalow In Lovely Condition Throughout. The Property Has Been Upgraded To A Very High Standard With Accommodation Briefly Comprising Of Entrance Hall, Lounge Through To Quality Fitted Kitchen With Quartz Worktops & Integrated Appliances, Large 15' Conservatory, Two Double Bedrooms With Fitted Wardrobes & A Lovely Bathroom W.C. & Shower. Gardens To Front & Rear. Ample Off Road Parking. Upvc Windows & Doors. Quality Flooring Throughout. Gas Central Heating.

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www.hoskinsmorgan.co.uk

**£399,950 Freehold**