

5 Clos Eiddiw, Cardiff CF5 5NT

Hallway

Entered via half glazed door, ceramic tiled floor, stairs to first floor, large built in closet/storage cupboard, coved ceiling, doors leading off to:-

Cloaks

Low level w.c., wall mounted wash hand basin with tiled splash back, ceramic tiled floor, window to front.

Lounge 15'3" x 11'0"

A lovely spacious lounge with French style double glazed doors overlooking the very pretty rear garden, coved ceiling, laminate flooring, t.v. aerial point.



Dining Room 11'3" x 8'9"

Coved ceiling, laminate flooring, window to front.



Kitchen/Breakfast Room 11'6" x 10'9"

Once again a really good sized kitchen/breakfast room

which is fitted was a range of base and floor units including stainless steel one and half bowl sink and drainer with mixer tap, Range style five burner gas cooker with double oven plus a grill, space for fridge/freezer and dishwasher, complimentary tiled splashback, stainless steel extractor hood, breakfast bar with plenty of sitting space, ceramic tiled floor, upvc half glazed door to rear garden, window to rear, door to:-



Utility Room

Fitted with base units incorporating stainless steel sink and drainer with mixer tap, plumbed for washing machine and tumble dryer, ceramic tiled floor, window to side.

First Floor Landing

Spacious landing area with timber balustrade stairwell, airing cupboard, doors leading off to:-

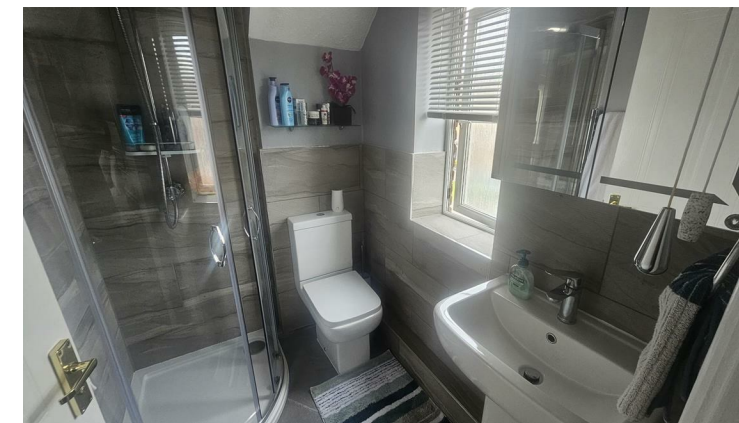
Bedroom one 11'9" x 10'0"

Double bedroom with window to rear and double door built in closet, door leading to:-



En-Suite

White suite comprising fully tiled shower cubicle with mains fed shower and glazed doors, low level w.c., pedestal wash hand basin, complimentary tiles to toilet and sink areas, ceramic tiled floor, window to side, extractor fan.



Bedroom Two 11'3" x 9'9"

Double bedroom again with double door built in closet, window to front.



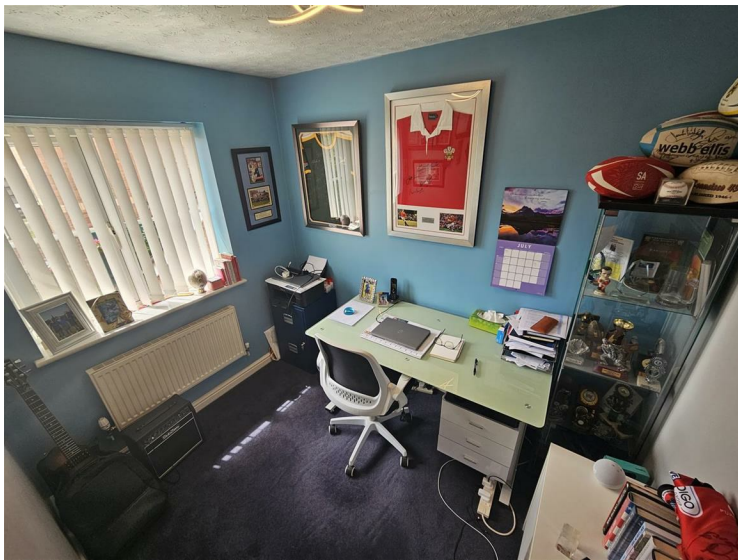
Bedroom Three 9'9" x 7'9"

Double bedroom with single door built in closet and window to front.



Bedroom Four 8'9" x 6'6"

A good sized fourth bedroom currently used as an office with window to rear aspect and loft access.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



property sales lettings property management

498 Cowbridge Road East,
Victoria Park,
Cardiff
CF5 1BL

Tel: 029 2055 3056

Fax: 029 2056 5761



5 Clos Eiddiw,, Cardiff, CF5 5NT



Family Bathroom

White suite comprising bath with mains fed shower over and glazed shower door, low level w.c., pedestal wash hand basin complimentary tiled walls to bath sink and w.c., areas, ceramic tiled floor, extractor fan, window to rear.



Outside Front

The property is mainly laid to lawn to the front and side of property with plenty of mature shrubs and a mature tree, then driveway leading to:-

Garage

Garage with up and over door and power supply, further door giving access to rear garden.

Rear

A large landscaped rear garden with good sized paved patio area then laid to lawn with plenty of flower inserts and mature shrubs, outside water tap, gate to side access, the garden is enclosed by means of brick boundary wall and wood panel fencing.

Hoskinsmorgan Are Pleased To Bring To The Market This Lovely Four Bedroom Detached House Situated On This Popular Modern Development, The Property Is Set Back From The Road On A Large Level Plot and Offers Excellent Sized Family Accommodation Further Comprising:- Hallway, Cloak Room W.C. Lounge, Dining Room, Kitchen/Breakfast Room, Utility Room, En-Suite to Master Bedroom, Lovely Landscaped Rear Garden, Driveway Leading To Garage, Gas C/H., Viewing Is A Must!!!!

sales@hoskinsmorgan.co.uk

www.hoskinsmorgan.co.uk

£349,950 Freehold