

**24 Langham Way, City Gardens
Cardiff
CF11 8BJ**

Porch

Entered via a composite door with glazed inserts. 1/2 Glazed Upvc door leads into:

Kitchen Lounge 20'10" x 10'10"

A light and airy living and kitchen area that has been recently refurbished with a selection of white wall and base units incorporating ample worktop space with stainless steel sink unit & mixer tap, plumbing for washing machine & integrated electric oven, hob and extractor hood. Window to front. Open plan stairwell. Window and 1/2 Glazed Upvc door leading out to rear garden. Radiator. Laminate floor.

First Floor Landing

Doors off to bedroom & shower room W.C. Window. Linen cupboard sites a wall mounted gas combination boiler that fires domestic hot water and central heating system.

Bedroom 12'0" x 9'1" (min)

A good sized double bedroom featuring floor to ceiling fitted wardrobes & drawers. Radiator. Window. Loft space with pull down ladder leading up to a boarded loft.

Shower Room W.C.

Recently refurbished with quality suite comprising of low level; W.C. Vanity unit with wash hand basin. Tiled splash backs, Chrome heated towel rail. Window

Parking

Tarmac based area offering off road parking.

Rear Garden

A nice sized garden mainly based with stones. Timber fencing. Timber pedestrian gate 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

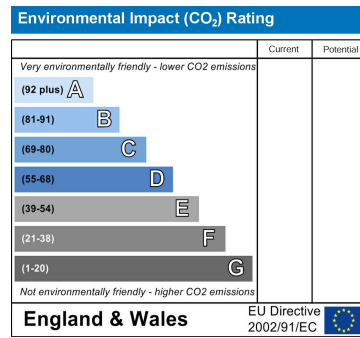
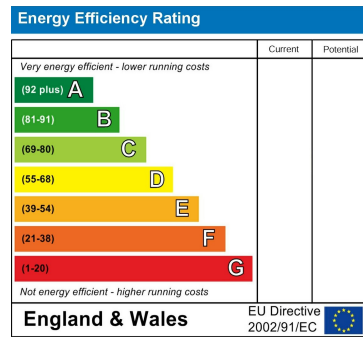
property or sale price. Always contact the appropriate Hoskins Morgan branch for advice or confirmation on any points.

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.





24 Langham Way, City Gardens, Cardiff, CF11 8BJ

Welcome to Langham Way in the charming City Gardens of Cardiff! This delightful terraced house offers a perfect blend of comfort and convenience. for the first time buyer. Step inside from entrance porch into a 20' open plan lounge kitchen with recently installed units incorporating integrated oven & hob, one double bedroom with fitted wardrobes and a refurbished shower room W.C. Parking is a breeze with space for one vehicle, ensuring you never have to worry about finding a spot after a long day out. Decorated to a very high standard throughout. Boarded loft space. Upvc windows & doors. Gas central heating with commination gas boiler. Rear garden. Don't miss out on the opportunity to make this lovely house your own - Langham Way is waiting to welcome you!