

45 Warwick Street, Grangetown  
Cardiff  
CF11 6PW

**Kitchen 8'8" (min) x 7'0"**

Entered via a 1/2 glazed Upvc door. Selection of wall and base units incorporating ample worktop space with stainless steel sink unit & mixer tap. Plumbing for washing machine. Integrated electric hob. Window. Radiator. Tiled splashbacks. Tiled floor. Door leading to:



**Dining Room 11'11" (max) x 7'1"**

Featuring an open plan stairwell. Radiator. Window. Archway opening to:



**Lounge 15'10" (max) x 10'11" (min)**

A generous sized room with windows to front & side. Radiator. Timber clad wall.



**First Floor Landing**

Split level with doors leading to two bedrooms & bathroom W.C. Window to side

**Bedroom One 16'1" x 8'3"**

A large double bedroom with two windows to front. Radiator



**Bedroom Two 10'10" (max) x 10'2"**

Double bedroom. Window. Radiator



**Bathroom W.C.**

A decent sized bathroom with refitted White suite comprising of low-level W.C. Pedestal wash hand basin. Paneled bath. Glazed shower cubicle with electric shower. PVC clad walls. Radiator. Window. Linen cupboard sites a 'Worcester' combination gas boiler that serves the domestic hot water and central heating system.



**Rear Garden**

Small garden mainly based in concrete and enclosed by a block-built wall access via a Upvc pedestrian door



**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:**

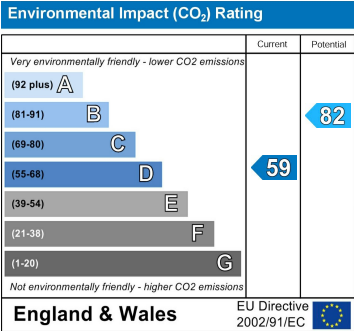
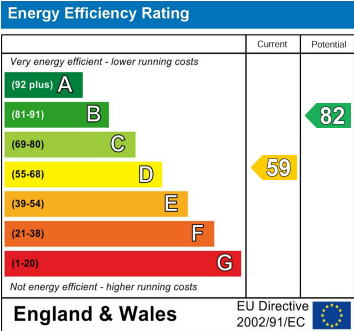
These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT 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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45 Warwick Street, Grangetown, Cardiff, CF11 6PW



Situated At Popular Grangetown Can Be Found This Quirky Traditional Built End Of Terrace House Offering Great Potential For The First Time Buyer. Accommodation Briefly Comprising Kitchen, Dining Room With Through Open Access To Lounge, Two Bedrooms & Modernized Bathroom W.C. & Shower. Upvc Windows. Gas Central Heating Fired By A 'Worcester' Combination Gas Boiler. Rear Yard. Property Does Require Some Updating To Include Electrics Hence Asking Price.

£169,950 Freehold