

**40 Ty Coch Road, Ely
Cardiff
CF5 4FY**

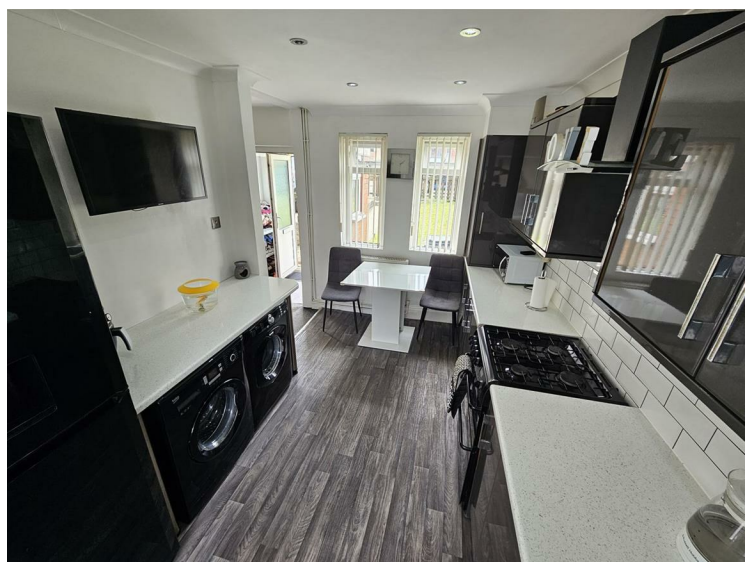
Porch
Entered via a 1/2 Glazed Upvc door. Timber door leading into

Hall
Door off to lounge. Stairwell. Through Access to kitchen breakfast room.

Lounge 14'10" x 9'8"
A light and bright room with windows to front & rear. Radiator. Coved ceiling. Storage base cabinet

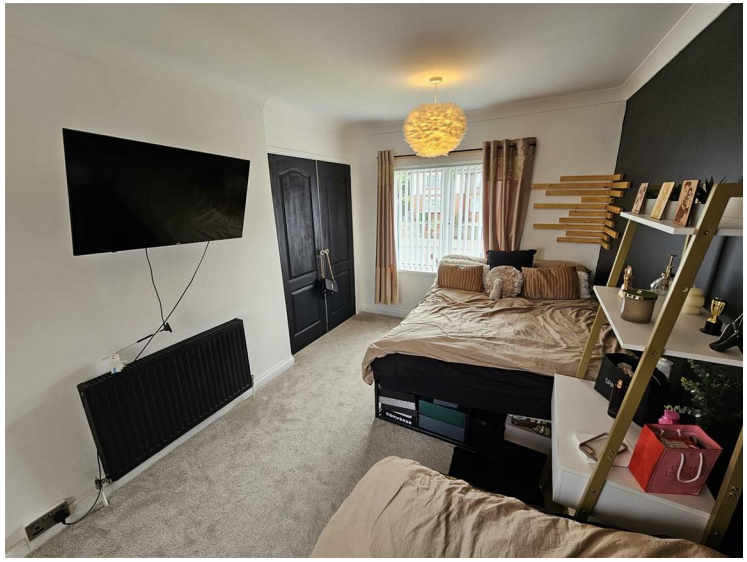


Kitchen Breakfast Room 14'10" x 8'0"
Housing a large selection of Grey gloss wall and base units incorporating stainless steel sink unit & mixer tap, plumbing for washing machine, gas cooker point & extractor hood. Tiled splashbacks. Windows to front & rear. Radiator. Side lobby with 1/2 Glazed Upvc door leading out to rear garden



First Floor Landing
Doors off leading to two bedrooms & bathroom W.C. Window

Bedroom One 14'6" x 6'2"
A generous sized double bedroom with windows to front & rear. Radiator. Coved ceiling. Fitted wardrobes



Bedroom Two 9'2" x 6'2"
With window to front. Radiator. Coved ceiling



Bathroom W.C.
A decent sized bedroom with modern suite comprising of low level W.C. Vanity unit with wash hand basin. Panelled bath incorporating an electric shower over. Chrome heated towel rail. Window



Front Garden
Laid to lawn. Concrete based hardstand offering off road parking for one vehicle

Rear Garden
An excellent sized level garden with concrete based patio area leading to a large well tended lawn. Timber fencing



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.

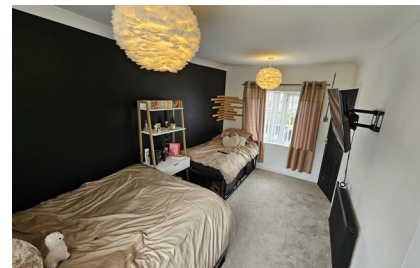
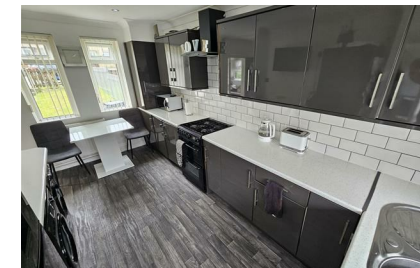
TENURE
The vendors advise the property to be Freehold. Hoskins Morgan would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.

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



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First Time Buyers Look! An Improved And Well Presented Traditional Built Mid Terrace House Featuring A Large Well Tended Rear Garden. Accommodation Briefly Comprises Of Porch, Hall, Lounge, Fitted Kitchen Breakfast Room, Two Bedrooms & Modern Bathroom W.C. & Shower. Front Garden With Off Road Parking. Upvc Windows. Gas Central Heating. Well Worth Viewing.