

**48 Longcross Street,
Cardiff
CF24 0JW**

Hallway

Entered via double paneled front door, stairs to first floor, wall mounted storage cupboard housing electricity meter, doors leading off to:-

Basement

A very large basement area which is accessed via steps off the hallway, the basement has both heating and lighting and could be a very usefull addition to this property.

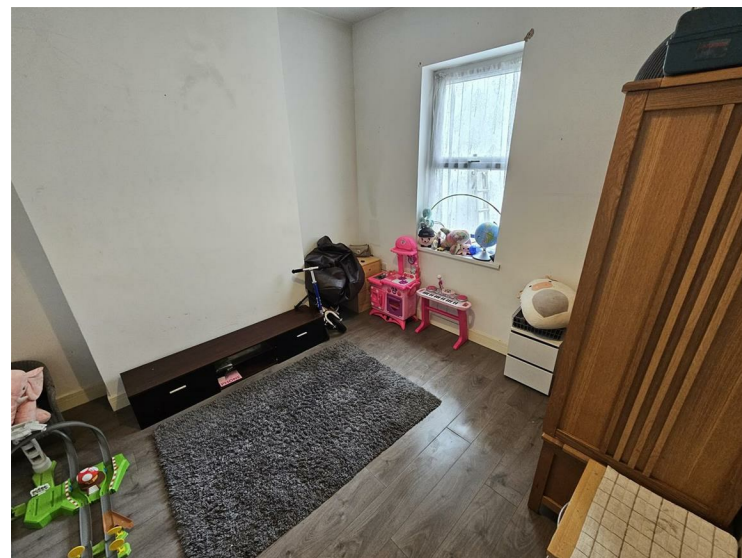
Lounge 12'7" x 13'0" (into bay)

A generous sized living room with bay window to front. Radiator. Laminate flooring



Dining Room 12'5" x 11'0"

A decent sized room with window to rear. Radiator. Laminate floor



Kitchen Breakfast Room 14'7" x 10'1"

Fitted kitchen comprising plenty of wall and base units including integrated electric oven and gas hob with stainless steel extractor hood over, complimentary tiled splash back, ceramic tiled floor, inset ceiling spotlighting, window and upvc door to side, Access to:-



Utility Room

Plumbed for washing machine and tumble dryer, worktop space with tiled splash back, wall mounted gas central heating boiler, ceramic tiled floor, window to rear, door to downstairs w.c.,

First Floor Landing

Stairs with timber balustrade leading to 2nd floor, storage area then doors leading off to:-

Bedroom One 16'1" x 11'5"

A very spacious double bedroom with two windows to front, laminate wood flooring. Radiator



Bedroom Two 11'2" x 10'3"

Double bedroom, laminate wood flooring, window to rear.. Radiator

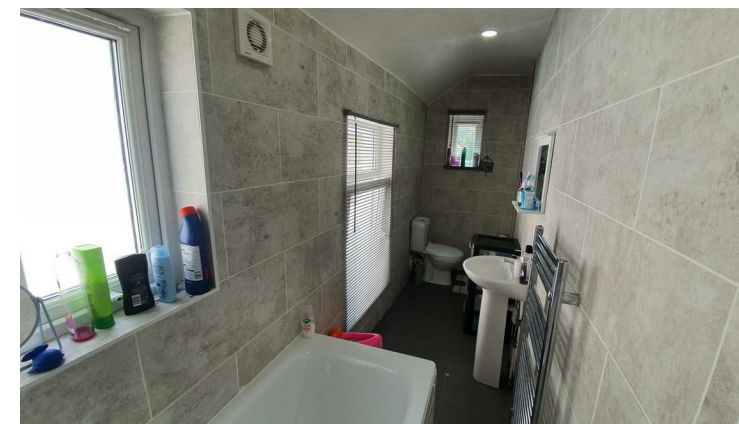
Bedroom Three 9'6" x 5'9"

Single Bedroom, laminate wood flooring, window to rear, access to a small fully insulated loft area.



Bathroom 14'7" x 3'8"

Galley style bathroom fitted with a white suite comprising paneled bath with electric shower over, low level w.c., pedestal wash hand basin, fully tiled walls. grey floor covering, heated hand towel rail, two windows one of which is a safety escape window.



Second Floor Landing

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

Bedroom Four 11'1" x 10'11"

Double bedroom, laminate wood flooring, window to rear. Radiator



Bedroom Five 14'0" x 12'7" (max)

"L" shaped double bedroom, laminate wood flooring, skylight window to front. Radiator.



Shower Room

White suite comprising fully tiled shower cubicle with mains fed shower and glazed doors, pedestal wash hand basin, low level w.c., fully tiled walls, grey floor covering, heated hand towel rail, window to rain, spotlight to ceiling.



Outside Front

Fully enclosed front garden with Original wrought iron

railings and gate then laid to "Cotswold" style stone, "Priivout" hedge to one side and tiled pathway leading to property.

Rear

Fully enclosed rear garden mainly laid to paving slabs, gate giving rear 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:

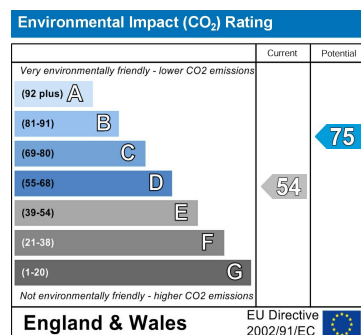
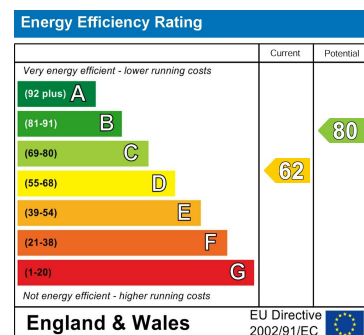
These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT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



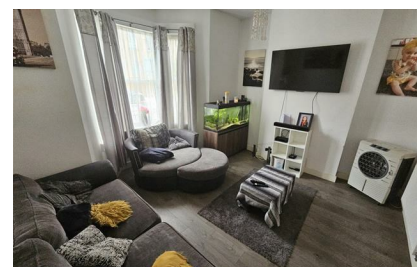
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48 Longcross Street,, Cardiff, CF24 0JW



Situated At This Most Convenient Location Which Is Within Walking Distance To The City Centre and The Out Of Town Shopping Development On Newport Road Is This Greatly Extended And Totally Renovated Five Bedroom Traditional Built Mid Terrace House Which Offers Excellent Sized Family Living Accommodation Further Comprises Of Entrance Hall, Lounge, Dining Room, Fitted Kitchen Breakfast Room, Utility Room, Bathroom To First Floor and Shower Room To Second Floor, Gas Central Heating, Upvc Double Glazed Windows and Doors, Gardens To Front and Rear, The Property Further Benefits From A large Basement Which Has both Heating & Lighting, Early Viewing Is A Must!!

£350,000 Freehold

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