

**119 Deere Road, Ely
Cardiff
CF5 4NG**

Porch

Entered via a pair of timber glazed storm doors. Timber & glazed door leads into:

Hall

Stairwell rising to first floor landing. Radiator. Panelled door leading into:

Lounge 13'10" x 12'6"

A generous sized lounge with window to front. Radiator. Sliding panelled door leads through to:



Kitchen 15'8" x 5'11"

Wall and base units incorporating worktop space with stainless steel sink unit, plumbing for washing machine & gas cooker point. Three windows to rear. Radiator. Understairs storage closet. 1/2 Glazed door leads out to:



Rear Porch

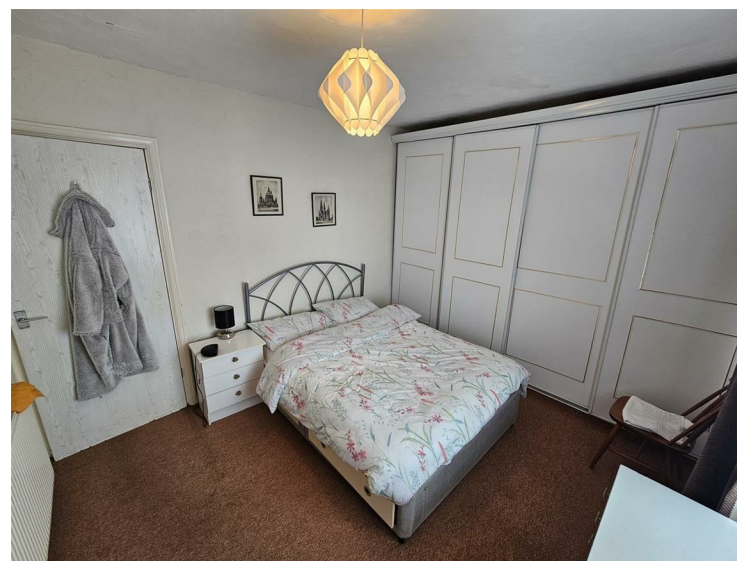
Window to side. 1/2 Glazed Upvc door leading out to rear garden.

First Floor Landing

Doors off leading to two bedrooms & shower room W.C. Window to side. Loft space with pull down ladder.

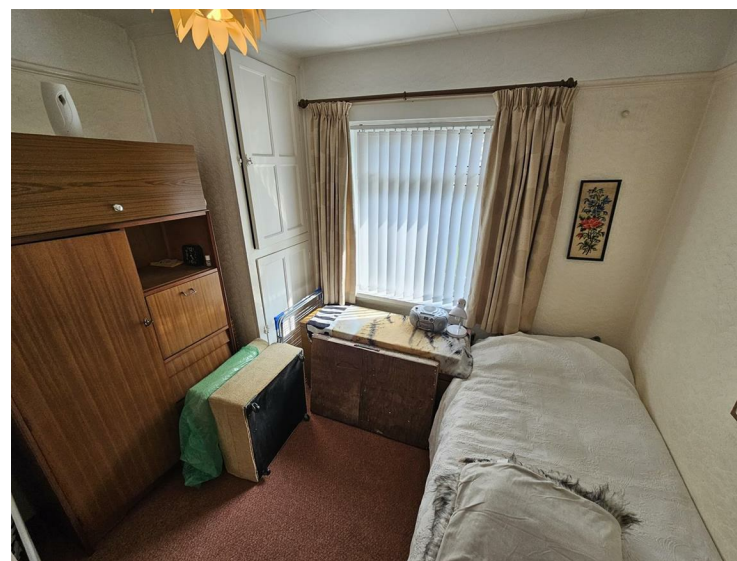
Bedroom One 10'9" x 10'1"

a good sized double bedroom with two fitted wall to floor wardrobes with sliding doors. Window to front. Radiator



Bedroom Two 9'10" x 9'7"

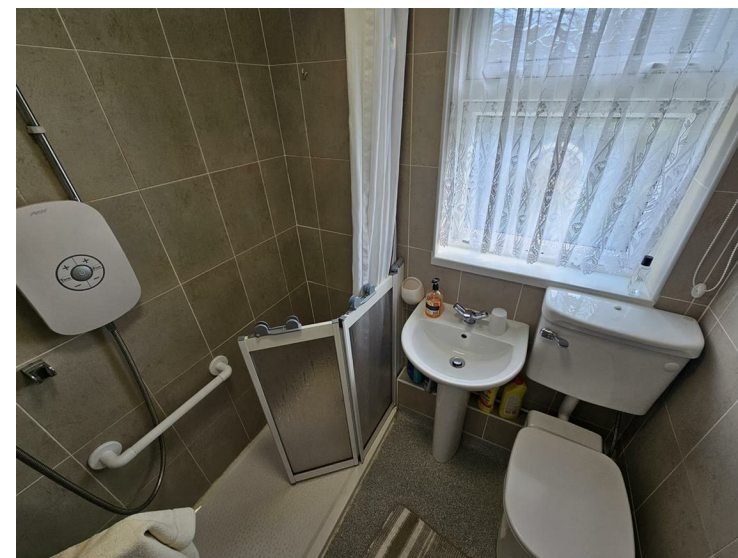
With window to rear. Radiator. Linen cupboard housing a wall mounted 'Worcester' combination gas boiler that fires domestic hot water and central heating system



Shower Room W.C

Fully tiled with suite comprising of low level W.C.

Pedestal wash hand basin. Wet area with electric shower over. Window. Radiator.



Front Garden

Mainly laid to lawn being enclosed by a block built wall and wrought iron gates. Concrete hardstand offers off road parking with timber double gates opening up to further parking at side of property.

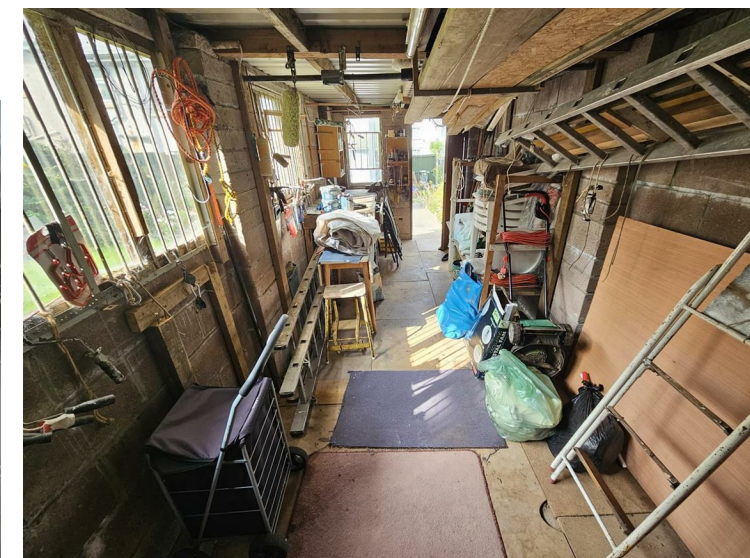
Rear Garden

A good sized garden with paved patio area leading up to raised lawn with an abundance of shrubs to borders. Concrete hardstand to side.



Workshop 21'2" x 7'10"

A block built detached building, entered via a metal door. Two windows



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	



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119 Deere Road, Ely, Cardiff, CF5 4NG



Located On A Good Sized Plot With Decent Sized Gardens To Both Front & Rear Can Be Found This Nicely Presented End Of Link House That Would Make An Ideal First Time Purchase. Accommodation Briefly Comprises Of Porch Hall, Lounge, Kitchen, Rear Porch, Two Bedrooms & Tiled Shower Room W.C. (adapted for disabled person's). Gas Fired Central Heating With Worcester Combination Gas Boiler. Upvc Windows. Ample off Road Parking For Up To Three Vehicles. Large 21' Garage Sized Detached Workshop Sited In Rear Garden. Sensibly Priced At Only £159,950.