

10 Macdonald Place, Ely
Cardiff
CF5 4NZ

Entrance Porch

Entered via upvc d.g. front door with windows to side, ceramic tiled floor then further upvc d.g. door to:-

Hallway

Stairs raising to first floor, Dado Rail, LVT flooring then fully glazed door to:-

Lounge 12'3" x 14'1"

Window to front aspect, LVT flooring, t.v. aerial point, coved ceiling, meter cupboard, fully glazed door to:-



Kitchen 14'9" x 5'11"

"Galley" style kitchen fitted with a range of wall and base units, complimentary tiled splash back, stainless steel sink and drainer with mixer tap, space for cooker, stainless steel extractor hood, plumbed for washing machine, Understairs storage space currently housing free standing fridge/freezer, windows to rear then upvc d.g. door to rear garden.



First Floor Landing

Window to side, access to loft, doors leading off to:-

Bedroom One 12'1" x 10'4"

Double bedroom, built in wardrobe with sliding doors, window to front. Laminate flooring.



Bedroom Two 10'1" x 9'1"

Double bedroom, built in storage cupboard housing gas central heating boiler, window to rear, Laminate flooring.



Shower Room

Re-fitted shower room with fully glazed shower cubicle and mains fed shower, pedestal wash hand basin, low level w.c., laminate boarded walls to shower and sink areas, cushion flooring, window to rear.



Outside Front

Large blocked paved driveway with off road parking for at least 2 or 3 cars, gate to side giving access to rear garden.

Rear

A very large and landscaped rear garden, the garden takes in the rear and side of the property with possibility to extend the property subject to planning, there are two very large concrete patio areas with built in soak aways, steps leading down to a large lawned area which is currently undergoing some maintenance work to fill in the larger of the two fish ponds which once done will be laid to lawn to compliment the already large lawned area, a range of shrubs and flower borders, the property is enclosed by means of brick boundary wall and Feather edge fencing, there is also a large detached work shop with power supply which could be used as a gym, home office or garden party room.



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		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		



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GUIDE PRICE £185,000 -£190,000 Hoskinsmorgan Are Pleased To Offer For Sale This Lovely Well Presented Two Double Bedroom End Of Terrace House Situated At This Very Convenient Location Which Is Within Walking Distance Of Local Shops Schools and Parks, With Accommodation Further Comprising;- Entrance Porch, Hallway, Lounge, Fitted Kitchen, The Aforementioned Bedrooms, Newly Fitted Shower Room, A Very Large Rear Garden Which Takes in Both The Rear and Side Of Property With Large Detached Workshop, The Property Further Benefits From Upvc D.g. Windows and Doors, Gas Central Heating, Large Blocked Paved Driveway With Space For At Least Two Cars, Viewing Is Very Highly Recommended!!!