

68 Doyle Avenue, Fairwater  
Cardiff  
CF5 3HU

Entrance Hall

Entered via a 1/2 Glazed Upvc door onto stairwell rising to:

First Floor Landing

Doors off leading to lounge, kitchen, two bedrooms & bathroom W.C.



Lounge 18'7" x 9'6"

A good sized living room. Two windows. Two radiators



Kitchen 8'8" x 6'1"

Housing a selection of quality cream gloss wall and base units incorporating worktop space with stainless steel sink unit & mixer tap. Plumbing for washing machine. Integrated electric induction hob, oven & extractor canopy, fridge & freezer. Tiled splash backs. Tiled floor. Radiator. Window. Wall mounted gas combination boiler fires domestic hot water and central heating system



Bedroom One 11'0" x 7'11"

Good sized double bedroom. Window. Radiator. Laminate floor



Bedroom Two 9'11" x 6'9"

Single bedroom. Window. Radiator. Laminate floor



Bathroom W.C.

Partially tiled with modern suite comprising of low level W.C. Pedestal wash hand basin. Panelled bath with glazed screen and chrome mixer shower over. Tiled floor. Radiator. Window



Front Garden

Enclosed by block built wall. Laid to lawn. Outside storage space to side.

Parking

Allocate off road parking plot

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.

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.

TENURE

The vendors advise the property to be leasehold. 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.

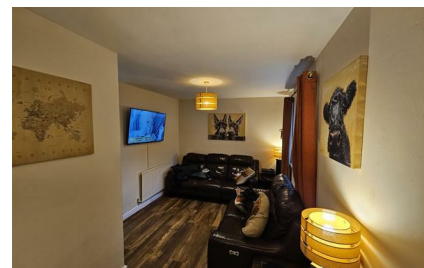
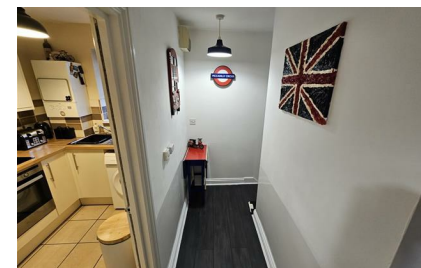
VIEWING

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 <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |



## 68 Doyle Avenue, Fairwater, Cardiff, CF5 3HU



Of Interest To Private Landlords Can Be Found This Purpose Built Self Contained First Floor Apartment Situated At This Popular Residential Area Close To The Facilities Of Fairwater Green. Accommodation Briefly Comprises Of Entrance Hall & Stairwell, Landing , Lounge. Fitted Kitchen With Integrated Appliances, Two Bedrooms & Bathroom W.C. & Shower. Gas Central Heating With Combination Boiler. Upvc Windows & Doors. Very Nice Condition Throughout. Private Garden To Front. Off Road Parking Plot. Currently Tenanted Receiving £860.00 PCM.