

17 Redwood Close, St Mellons
Cardiff
CF3 0BX

Communal Hallway

Entered via communal front door with stairs leading to property.

Hallway

Entered via hardwood door, Laminate floor, wall mounted telephone entry system, open plan stairs to bedroom, access to Lounge, door to:-

Bathroom

Good size bathroom with corner bath which has an electric shower over and glazed door, low level w.c., pedestal wash hand basin, complimentary half tiled walls, ceramic tiled floor, extractor fan.



Lounge 12'0" x 2'11" (min) x 11'10" (max)

Spacious lounge with two windows to front aspect, laminate flooring, wall mounted electric heater, t.v. aerial point, door to:-



Kitchen 8'5" x 5'5"

Fitted kitchen with plenty of wall and base units including stainless steel sink and drainer with mixer tap, built in electric hob and oven, tiled splash back, plumbed for washing machine, laminate flooring, window to front.



First Floor Bedroom 15'1" x 7'8"

Double bedroom, two Velux skylights to front, plenty of storage space and cupboards built into eaves, grey carpet, wall mounted electric heater.



Outside front and rear

Communal parking to front, communal garden to rear with space for washing lines.

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

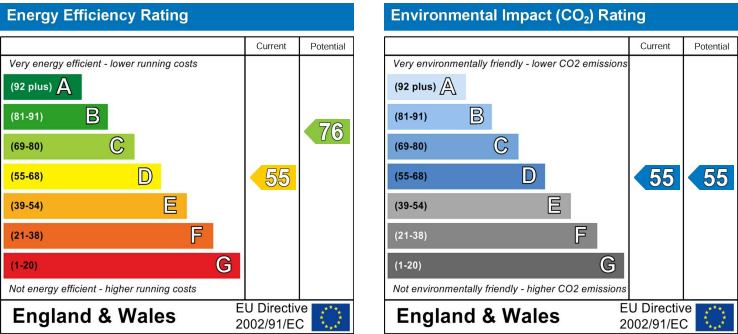
property or sale price. Always contact the appropriate Hoskins Morgan branch for advice or confirmation on any points.

TENURE

The vendors advise the property to be LEASEHOLD 955 Years remaining. Ground Rent £1.00 P.A. Service Charge £624.00 P.A.. 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.

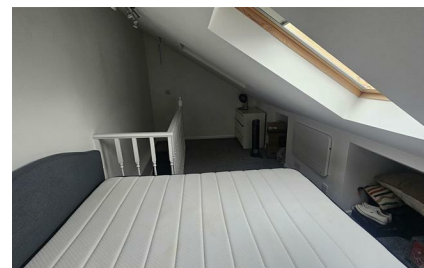
VIEWING

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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GUIDE PRICE £99,950 - £105,000 Situated At This Very Convenient Location Being Close To Local Shops, Bus Routes and Good Traffic Links To The M4 Corridor Is This First and Second Floor Duplex Apartment Further Comprising;- Communal Entrance, Hallway, Lounge Fitted Kitchen, Bathroom, One Double Bedroom, Electric Storage Heating, Ideal First Time Buy/Investment!! Vacant Possession.