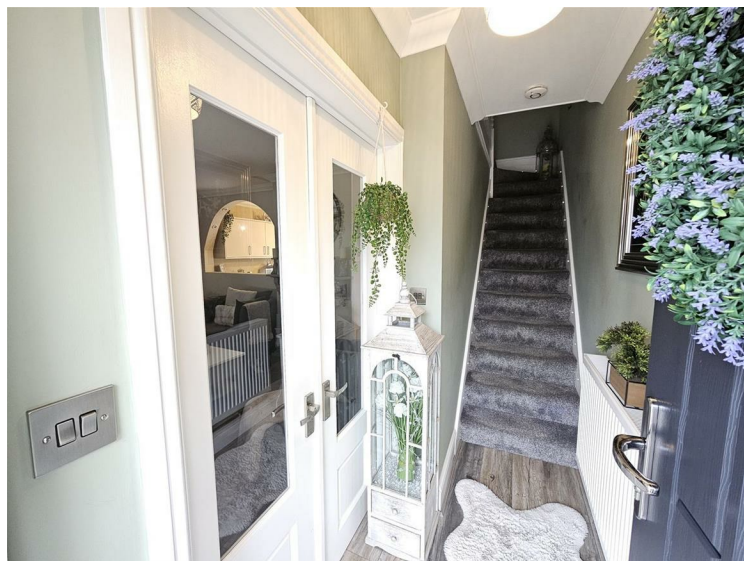


21 Parker Road, Ely
Cardiff
CF5 4NP

Hallway

Entered via Composite front door with inlaid glass panel, stairs to first floor with feature inset spotlighting, solid wood floor, double opening partially glazed doors to:-



Lounge 14'7" x 12'9"

Bay window to front, coved ceiling, solid wood floor, feature archways with inset spotlighting to kitchen/diner, feature wall mounted Mantel place, t.v. aerial point, opening to:-



Kitchen/Diner 17'6" x 12'2"

A quality fitted kitchen comprising plenty of wall and base units including integrated fridge, "8" burner range style gas cooker with double oven, grill and hot plate, extractor hood, complimentary tiled walls, solid wood floor, window to rear, coved ceiling, breakfast bar, white ceramic one and half bowl sink and drainer, upvc d.g. French style doors to rear garden.

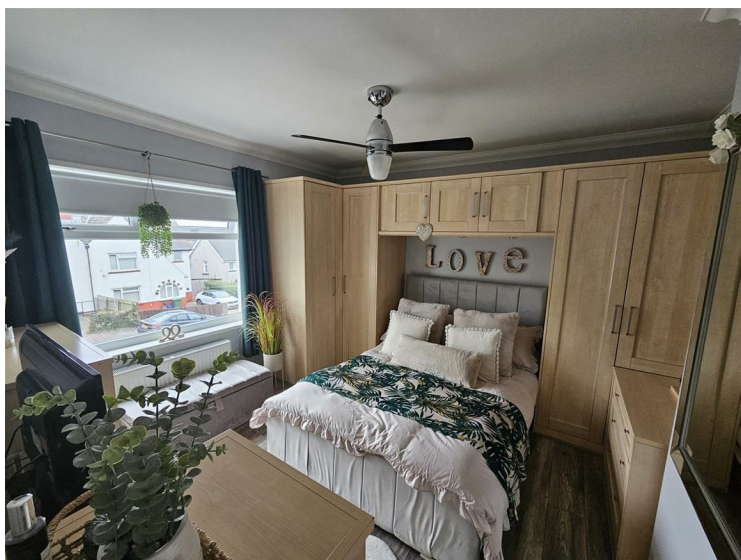


First Floor Landing

Stairs to attic room with timber balustrade stairs well, then doors leading off to:-

Bedroom One 10'10"x 11'

Double bedroom, coved ceiling a range of fitted wardrobes and storage units, coved ceiling, laminate flooring, window to front.



Bedroom Two 10'9" x 10'1"

Double bedroom once again fitted with a range of wardrobes and dressing unit, laminate flooring, heated hand towel rail, window to rear.

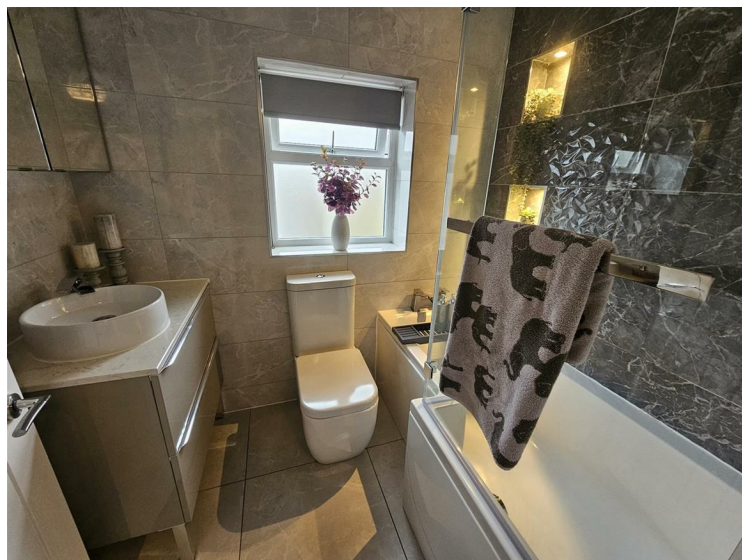
Bedroom Three 7'2" x 7'9"

A good sized 3rd bedroom with fitted wardrobes and storage units, coved ceiling, window to front.



Bathroom

White suite comprising "P" shaped bath with mains fed shower over and glazed shower door, low level w.c., vanity wash hand unit with storage, complimentary ceramic tiled walls and floor, inset spotlighting to ceiling, window to rear.



Loft Space 18'8" x 10' (average)

Excellent sized attic room with timber balustrade stairwell, two Velux sky lights and further window to side, storage cupboards built into eaves, 2 x radiators.



Rear Garden

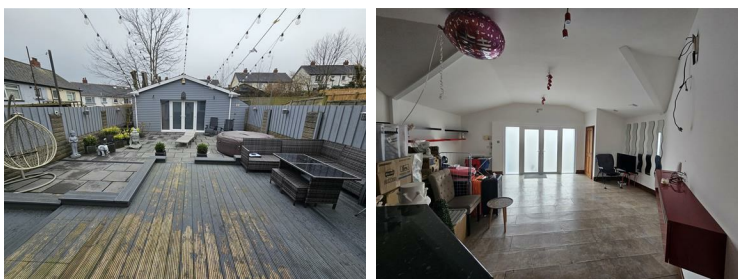
A large enclosed rear garden with decked patio area then remaining garden laid to paving stone slabs, the garden is enclosed by means of Brick and wood panel fencing, Access to:-

Workshop 23'10" 7'7"

Large workshop which could easily be converted into an extra reception room, currently used as work shop come utility room and is plumbed for washing machine and tumble dryer with two sets of Upvc d.g. French style doors to rear and front.

Garden Room 24'2" x 19'9"

A superb addition to this property is this Garden" room with its own built in bar but could easily double up as a home gym of playroom, vinyl flooring,the room has heating, electric, and upvc d.g. windows and French Style doors opening out onto rear garden, further door to:-



Front Garden

Brick based area offering off road parking for two or more cars

Rear Garden

A good size family garden mainly based in decking & flag

stones. Timber fencing and brick work to boundary's with wall lamps



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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21 Parker Road, Ely, Cardiff, CF5 4NP



Must Be Viewed! A Quite Stunning Home Is Offered By This Amazing Example Of A Much Improved Semi Detached House That Has Had Thousands Of Pounds Spent On It. Accommodation Briefly Comprises Of Entrance Hall, Lounge, Large Quality Fitted Kitchen Breakfast Room installed 18 Months Ago, Three Bedrooms All With Wardrobes, Tiled Family Bathroom W.C. & Shower. Attic Space. Garage Sized Workshop To Side. The Property Boasts A 24' x 19' Recreation Summer Room To The Rear Of The Garden With Power supply and W.C. Ample Off Road Parking To Front. Gas Central Heating. Upvc Windows & Doors. Call Today For A Viewing. You Will Not Be Disappointed.

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