

**15 Barnard Avenue, Lower Ely**  
**Cardiff**  
**CF5 5AU**

**Porch**

Entered via a Upvc door with glazed insert into this spacious brick built & Upvc glazed porch. Radiator. Pair of 1.2 Glazed doors lead into

**Lounge Dining Room 17'11" (min) x 12'9"**

A light and generous sized living area featuring a recently built 'Media' wall. Coved ceiling. Radiator. Upvc 'French' styled glazed doors leading out to front garden. 1/2 Glazed door leads to:



**Hallway**

Archway access to sitting room. Access to kitchen. 1/2 Glazed Upvc door leading out to rear garden. Door to Cloakroom W.C. Radiator. Balustrade stairwell rising to first floor landing. Under stairs storage cupboard.



**Sitting Room 9'3" x 7'11"**

A versatile room that could be used as study, sitting room, nursery, play room etc..... Upvc 'French' style glazed doors leading out to garden. Laminate floor

**Kitchen 12'10" x 7'3"**

A well designed kitchen featuring a good selection of Cream gloss wall & base units incorporating worktops, sink unit & mixer tap. Plumbing for washing machine. Integrated 5 burner gas hob, double electric oven & extractor fan. Tiled splashbacks, Vinyl flooring. Window



**Cloakroom W.C.**

Low level W.C. Wash hand basin.

**First Floor Landing**

Doors off leading to 3 bedrooms, shower room W.C. & Linen cupboard that sites a wall mounted gas combination boiler that fires domestic hot water and central heating system. Loft space

**Bedroom One 12'9" x 9'3"**

A very good sized double bedroom. Window to front. Radiator. Coved ceiling



**Bedroom Two 9'8" x 9'4"**

Good sized double bedroom. Window. Radiator



**Bedroom Three 8'1" x 7'6" (min)**

Decent sized single bedroom with window to rear. Radiator. Closet space



**Shower Room W.C.**

Recently refurbished boasting quality tiling to walls & floor together with suite that comprises of bathroom furniture incorporating wash hand basin & W.C. Large walk in wet area with mains fed mixer shower & glazed screen. Heated towel rail. Window.



**Front Garden**

Paved seating area with path running around an artificial lawn enclosed by brick built wall





**Rear Garden**  
Enclosed by brick and block built walls. Paved area and small artificial lawn. Timber pedestrian gate to rear



**Garage**  
A mid link single sized garage with up and over door. Garage is placed approximately 50m from front of property

**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. 999 YEARS. (Lease reverts to 999 Years on completion of sale of property, Ground Rent £240.00 Per Annum. 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		82	(92 plus) A		85
(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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15 Barnard Avenue, Lower Ely, Cardiff, CF5 5AU



Situated At This Popular Area Can Be Found This Very Well Presented Traditional Built & Extended Mid Terrace Property Making An Ideal Family Home. Accommodation Briefly Comprising Of Entrance Porch, Most Generous Sized 18' Lounge Dining Room Featuring A Media Wall, Central Hall, Cloakroom W.C. Sitting Room, Quality Fitted Kitchen With Oven & Hob, Three Good Sized Bedrooms & Recently Refurbished Shower Room W.C. Gardens To Front & Rear. Gas Central Heating With Combination Boiler. Upvc Windows & Doors. Garage. Really Must Be Viewed!

£234,950 Leasehold