

10 Sentinel Court, Fairwater
Cardiff
CF5 3BF

Hallway

Entered via Composite front with feature stained glass window inlay, wood effect tiled floor, feature half wood panelling to walls, stairs to first floor with timber balustrade stairwell which has storage built in beneath, coved ceiling, then doors leading off to:-

Cloaks

Downs stairs w.c./cloak room with love w.c., wash hand basin with shelves fitted beneath, window to front. laminate flooring.

Lounge 16'9" x 8'9"

Window to front, coved ceiling, feature fireplace with electric wood burning effect stove, t.v. aerial point, inset spotlighting to ceiling.



Kitchen/Diner 16'4" x 13'2"

A really good sized and spacious Kitchen/diner fitted with a range of floor and base units with integrated "Smeg" double oven and gas hob with stainless steel splash back and extractor hood over, complimentary tiled splash back and work surfaces, plumbed for washing machine, space for tumble dryer and fridge/freezer, one and half bowl sink and drainer with mixer/shower head tap, breakfast bar with further storage cupboard beneath, window to rear garden, inset ceiling spotlighting, ceramic tiled floor, upvc d.g. French style doors opening out onto rear garden.



First Floor Landing

Stairs raising to second floor with feature half panelling to walls, doors leading off to:-

Bedroom One 16'3" x 11'8"

Double bedroom, coved ceiling, window to rear, upvc d.g. French style doors opening to Juliette balcony to rear, feature wood panelling to one wall, large build in walk in wardrobe, with plenty of storage and hanging space and radiator, then door to:-



En-Suite

A recently refurbished en-suite shower room with new bathroom suite to include:- fully tiled walk in shower cubicle with mains fed shower and glazed doors. low level w.c. vanity double sink vanity unity with storage beneath, vinyl flooring, heated hand towel rail, half tongue and groove panelling to remaining walls.



Bedroom Two 11'9" x 9'5"

Double bedroom, window to front, feature wood panelling to one wall.



Family Bathroom

White suite comprising panelled bath with mixer tap shower attachment, low level w.c., pedestal wash hand basin, complimentary tiled wall to bath sink and toilet areas, ceramic tiled floor, window to front.

Second Floor Landing

Wall mounted shelves, half feature wood panelled walls then doors leading to:-

Bedroom Three 12'9" x 12'7"

Double bedroom, window to rear, built in storage cupboard housing hot water cylinder, window to rear.

Bedroom four 10'6" (to wardrobe x 7'4"

Double bedroom, a range of fitted wardrobes built in to alcove, a feature in built bank bed, two "Velux" sky lights to front.

Outside Rear

Fully enclosed rear garden with wood panel fencing then laid to Astro turf patio.

Front

Block paved driveway.

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		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	75		(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		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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Viewing Is A Must Of This Well Presented and Improved 3/4 Modern Mid Terrace Town House On This Popular Private Development Of Only 15 Houses Which Is Conveniently Placed For Local Shops, Parks, Train Station and Within Walking Distance Of The Lovely Llandaff Village With Its Array Of Shops and Bars. The Property Further Comprises, Cloakroom W.C, Lounge, Kitchen/Diner to Ground Floor, Master Bedroom This Was Previously Used As A Lounge But Now Has Large Walk In Wardrobe, En-Suite Shower Room (Recently Refurbished), Further Double Bedroom and Family Bathroom To 1st Floor With Two Double Bedrooms To 2nd Floor, The Property Benefits From Gas C/H., Upvc Windows and Doors, Enclosed Rear Garden and Driveway. Council Tax Band 'E'