

64 Stockland Street, Grangetown
Cardiff
CF11 7LX

Porch

Entered via a 1/2 Glazed Upvc door. Tiled walls. 1/2 Glazed timber door leads into:

Entrance Hall

Doors off leading to dining & sitting room. Radiator. Stairwell. Glazed window to lounge

Dining Room 11'3" x 9'10"

a good sized room with through access to lounge, Radiator. 1/2 Glazed door to utility storage room.



Lounge 11'10" x 10'6" (min)

A large room with bay window to front. Marble effect fireplace. Radiator.



Utility Storage Room

Part tiled walls. Window to rear

Sitting Room 14'1" x 10'4"

A spacious living room with timber decorative fire surround. Window to side. Laminate floor. 1/2 Glazed timber door to kitchen



Kitchen 11'11" (max) x 10'0" (max) x 7'3" (min)

Being an 'L' shaped area housing a selection of base units incorporating worktop space with stainless steel sink unit & mixer tap, plumbing for washing machine and gas cooker point. Tiled splashbacks. Windows to side & rear. 1/2 Glazed Upvc door leading out to rear garden



First Floor Landing

Doors off leading to three bedrooms & shower room W.C. Ladder leads up to fully boarded loft space with 'Velux' window

Bedroom One 13'4" x 10'8"

a most generous sized bedroom. Two windows to front. Radiator. Floor to ceiling fitted wardrobes with sliding doors



Bedroom Two 11'3" x 9'9"

A good sized double bedroom with window to rear. Radiator



Bedroom Three 14'1" x 7'0"

Third double bedroom. Radiator. Window to side



Shower Room W.C. 10'0" x 6'5"

Recently refurbished and adapted for pensioner. Tiled walls. White suite comprising low level W.C. Pedestal wash hand basin. Glazed & tiled wet area with mains fed mixer shower over. Vinyl floor. Radiator. Window



Front Forecourt

Enclosed by dwarf wall with decorative iron work. Artificial lawn

Rear Garden

Mainly based with slabs and enclosed by tall walls with pedestrian gate to rear.

Potting / Workshop 10'8" x 4'8"

Entered via a 1/2 Glazed Upvc door. Worktop space and storage cupboard. Window. W.C. off

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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Situated At Popular Grangetown Being Handily Located For Both The City Centre And Cardiff Bay Together With The Shopping Facilities At Cardiff Retail Park Can Be Found This Large Traditional Built Bay Fronted Mid Terrace House Making An Ideal Family Home, Accommodation Briefly Comprises Of Porch, Entrance Hall, Through Lounge Dining Room, Sitting Room, Kitchen, Three Double Bedrooms & Tiled Shower Room W.C. Small Workshop & W.C. Front Forecourt. Rear Garden. Boarded Loft Space. Gas Central Heating. Upvc Windows. Council Tax 'D'

£342,000 Freehold