

**119 Grand Avenue, Ely
Cardiff
CF5 4LF**

Porch

Enter via a 1/2 Glazed Upvc door. Arch shaped window to front. 1/2 Glazed timber door leading into:

Entrance Hall

Doors off to lounge, dining room & kitchen. Stairwell. Radiator.

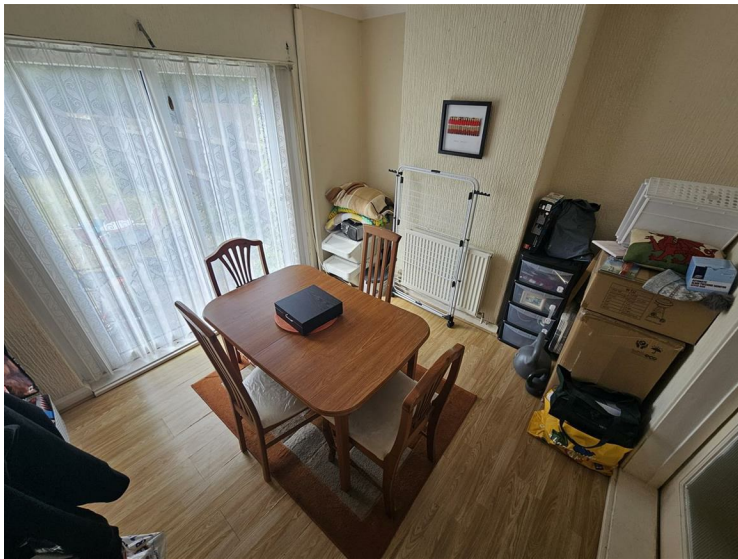
Lounge 12'8" x 11'7"

A generous sized living room with window to front. Radiator. Laminate floor. Glazed sliding doors lead into:



Dining Room 11'6" x 9'1"

Patio doors leading out to rear garden. Radiator. Laminate floor



Kitchen 10'8" (min) x 8'3"

Selection of wall and base units. Worktop space with stainless steel sink unit. Gas cooker point. Tiled

splashbacks. Tiled floor. Window to rear. 1/2 Glazed Upvc door to side elevation. Door leading into'



Utility Room 5'6" x 4'6"

Plumbing for washing machine. Wall mounted gas combination boiler fires domestic hot water and central heating. Radiator.

First Floor Landing

Split level with doors leading to three bedrooms & bathroom W.C. Linen cupboard. Window to side. Loft space

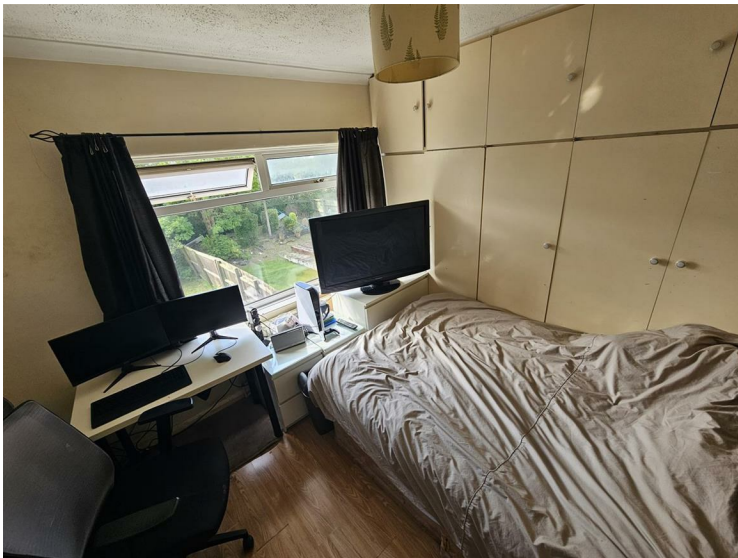
Bedroom One 12'7" x 9'5"

Large double bedroom featuring fitted wardrobes. Window to front. Radiator. Laminate floor



Bedroom Two 9'2" x 9'0"

Second double bedroom again featuring fitted wardrobes. Radiator. Window to rear. Laminate floor



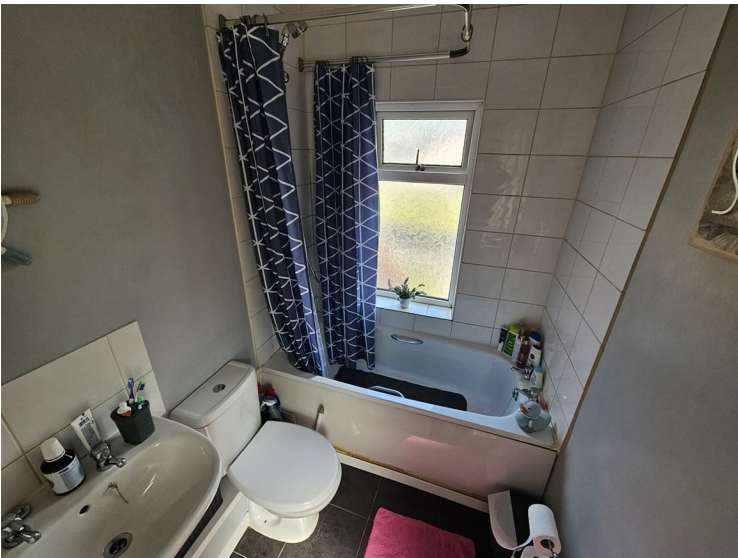
Bedroom Three 9'8" x 5'10"

Good sized single bedroom. Fitted wardrobes. Window to rear. Radiator



Bathroom W.C.

Suite comprising low level W.C. Pedestal wash hand basin. Panelled bath with mains fed mixer shower over. Window. Chrome heated towel rail



Front Garden

Concrete based hardstand offers off road parking. Raised paved patio area. Timber gate to side leading to:

Rear Garden

Paved area leads to a large lawn. Prefabricated garage structure in need of repair



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		83
(81-91) B		
(69-80) C		71
(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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property sales lettings property management



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Of Interest To Landlords Can Be Found This Tenanted Semi Detached 'Dutch' Style House Located On The Grand Avenue. Accommodation Briefly Comprises Of Porch, Hall, Lounge, Dining Room, Kitchen, Utility Room, Three Bedrooms & Bathroom W.,C. Upvc Windows & Doors. Gas Central Heating With Combination Boiler. Off Road Parking To Front. Large Rear Garden. Energy Rating 'C' Council Tax Band 'C' Tenant Paying £850.00 Rent Per Calendar Month (Potential For Rent Rise). this Property Is Offered For Sale To Landlords Only