

40 Riverside Terrace, Ely Bridge
Cardiff
CF5 5AS

Entrance Hall

Entered via a Upvc glazed door. Stairwell. Tiled floor, Radiator. Door leading into:

Dining Room 12'1" x 11'0"

A generous sized room with window to rear. Radiator. Recess storage cabinet. Window to rear. Access to kitchen. Through access inyto:



Lounge 11'6" x 11'3"

A good sized living room with bay window to front. Period timber & iron fireplace. Radiator. Original covered ceiling.



Kitchen 16'11" x 8'9" (min)

Housing a large selection of cream wall and based units incorporating worktop space with stainless steel sink unit & mixer tap. Plumbing for both dish washer & washing machine. Gas cooker point. Extractor canopy. Window to side. Tiled splash backs. Tiled floor. Radiator. 1/2 Glazed Upvc door leading out to rear garden



First Floor Landing

Split level with doors leading off to three bedrooms & bathroom W.C. Radiator. Stairwell leading up to bedroom four

Bedroom One 14'11" x 11'0"

An excellent sized double bedroom. Two windows to front. Radiator. Wall mounted 'Worcester' combination gas boiler fired domestic hot water & central heating



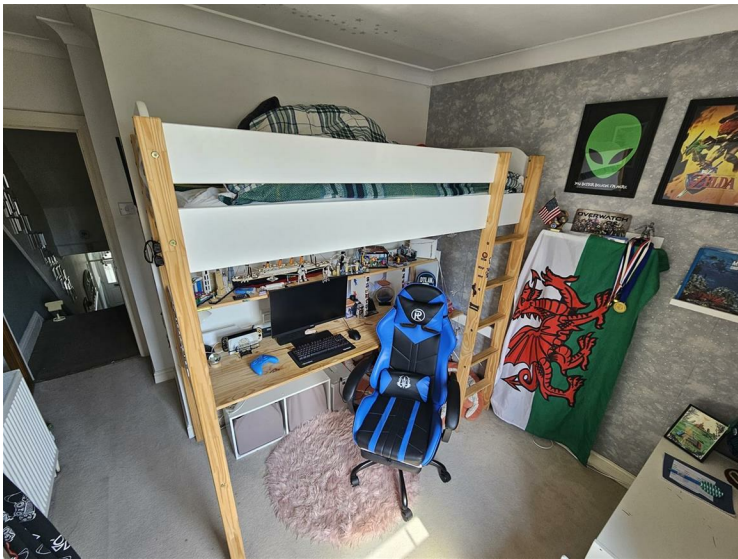
Bedroom Two 11'1" x 7'11"

Double bedroom with window to rear. Radiator. Closet



Bedroom Three 9'5" x 8'0"

Good sized third bedroom. Window to rear. Radiator



Bathroom W.C.

Partially tiled with a modern suite comprising of low level W.C. Vanity & storage units with wash hand basin. Panelled bath incorporating mains fed mixer shower & glazed screen. Heated towel rail. Window



Bedroom Four 19'4" x 13'4" x 10'1"

A large 'L' shaped double bedroom with two 'Velux' type windows and two window to rear. Radiator



Front Forecourt

Based in slabs & stone. Block built wall

Rear Garden

A large level garden with paved area leading to lawn that leads to concrete based area to rear. Flowered & shrubs to border. Timber fencing and pedestrian gate to rear. Storage facility that replaces outside W.C.



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		



property sales lettings property management

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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.



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Priced To Sell. An Improved And Well Presented Traditional Built Four Bedroom Bay Fronted Mid Terrace House Making A Great Family Home. Accommodation Briefly Comprises Of Entrance Hall, Lounge Through Dining Room, Large 17' Kitchen, The Aforementioned Bedrooms & Bathroom W.C. Gas Central Heating With Combination Boiler. Upvc Windows & Doors. Front Forecourt. Large Rear Garden. Must Be Viewed! Open House Viewing 12.00 - 15.00 Friday 23rgd May. Council Tax Band 'D' Please call to book your viewing appointment