

5 Station Terrace
Cardiff
CF5 4AA

Lounge 15'9" x 12'6"

Entered via hardwood door into this lovely reception room with feature period style fireplace, built in storage cupboard to recess, window to front, stripped timber floor, stairs to first floor door to:-



Kitchen 9'6" (min) x 8'3"

Fitted kitchen comprising plenty of wall and base units with stripped pine worktops, "Belfast" style sink with mixer tap, "Range" style cooker with extractor hood over, plumbed for washing machine, complimentary tiled splash backs, ceramic tiled floor, understairs storage cupboard, window and Stable type door leading out to rear garden.



First Floor Landing

Window to rear, access to large boarded loft with pull down ladder then doors leading off to:-



Bedroom One 9'6" (min) x 8'3"

Double bedroom with fitted wardrobes and window to front.



Bedroom Two 12' x 7'8"

Double bedroom, window to front, built in storage cupboard housing gas central heating Combi boiler.

Bathroom 9'9" x 8'

Large bathroom comprising white suite with free standing "Egg" shape bath with Chrome mixer tap attachment, , separate fully glazed shower unit with mains fed shower, low level w.c., vanity wash hand basin, complimentary tiled walls and floor, window to rear, heated hand towel rail.



Front

Enclosed front garden laid to "Cotswold" style stones, a range of shrubs, brick boundary wall, wrought iron gate leading to property.

Rear

God sized enclosed rear garden laid to lawn with mature shrubs and Timber fencing.



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.

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			(92 plus) A		
(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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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Hoskinsmorgan Are Delighted To Offer For Sale This Traditional Two Bedroom Mid Terrace Cottage Situated At This Most Convenient Location Being Close To Local Shops, Transport Links and Schools. The Property Retains Some Of Its Original Features But Has Also Been Sympathetically Improved. The Property Further Comprises;- Lounge With Original Cast Iron Fireplace, Farmhouse Style Fitted Kitchen, Large Bathroom With Bath and Separate Shower Cubicle, Gas Central Heating, Upvc Windows, Gardens To Front and Rear, Ideal First Time Buy!!!