

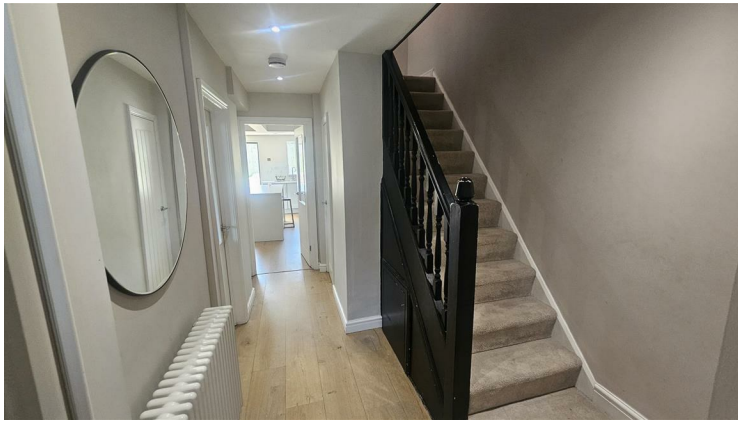
11 Howell Road, Ely
Cardiff
CF5 4HY

Entrance Porch/Utility Room

Entered via Composite front door, fitted with a range of units with storage space and work top and also house tumble dryer and washing machine, window to front ceramic tiled floor, inset spotlighting to ceiling, further door to:-

Hallway

Stairs raising to first floor, inset ceiling spotlighting, laminate flooring, doors leading off to:-



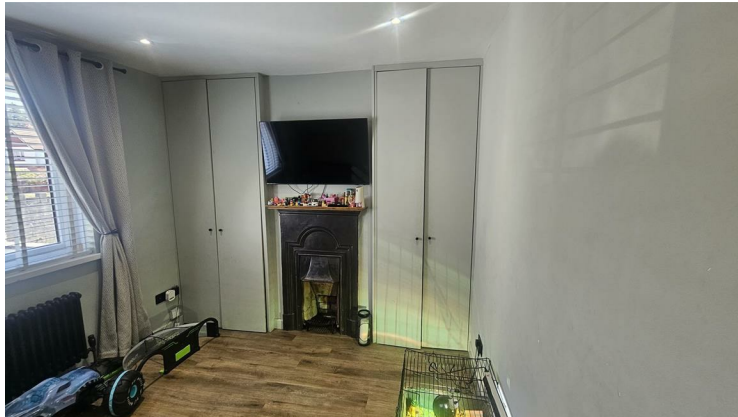
Cloakroom

White suite housing low level w.c., vanity wash hand basin, wall mounted feature radiator, complimentary tiled walls, ceramic tiled floor, wall mounted consumer units, window to side.



Lounge 10'5" x 9'5"

Window to front, feature original cast iron fireplace (not tested) inset ceiling spotlighting, t.v. aerial point, two large storage cupboards built into alcoves, laminate flooring.



Kitchen/Diner/Sitting Room 21'3" (average) x 18'10" (average)

A superb addition to this house is this extended Kitchen/Diner with sitting Area, kitchen comprises plenty of wall and base units including integrated double oven/microwave, five burner Range style gas hob, integrated Fridge/Freezer, double sink and drainer with mixer tap, complimentary tiled splashbacks, island/breakfast bar with further storage cupboards beneath, t.v. aerial point, inset ceiling spotlighting, window to rear, ceramic tiled floor, Bi-folding doors opening to rear garden.



First Floor Landing

Window to side, loft access then doors leading off to:-

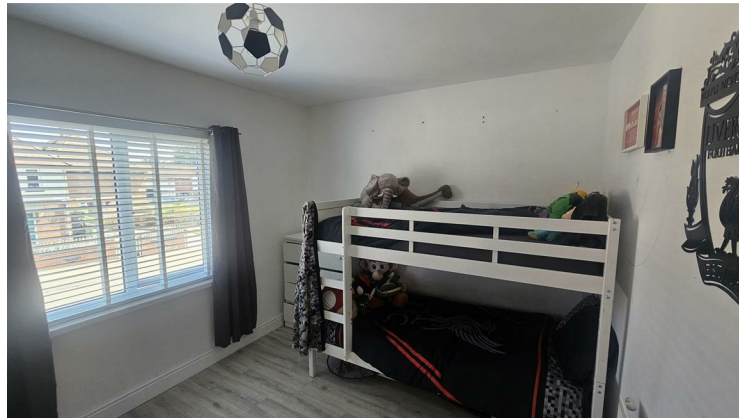
Bedroom One 13'7" x 8'11" (to wardrobe)

A really space double bedroom with fitted wardrobes across one wall, one of which houses gas central heating boiler, window to rear, further built in storage cupboard.



Bedroom Two 11'10" x 9'7"

Double bedroom, cushion flooring, window to front.



Bedroom Three 9'10" x 6'10"

A really good size 3rd bedroom which could easily take a double bed, cushion flooring, window to front,

Bathroom

Modern white bathroom suite with panelled bath which has rain fall shower over and glazed shower door, low level w.c., vanity wash hand basin, complimentary tiled walls, window to front, ceramic tiled floor.



Outside Front

Large Resin paved effect driveway which could easily park up to two cars, outside water tap, brick wall and wire fence to both sides, gate to side giving access to rear garden.

Rear Garden

Large enclosed rear with Feature tiled patio area then steps leading up to lawn, enclosed by means of wood panel fencing, electric power points.



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:

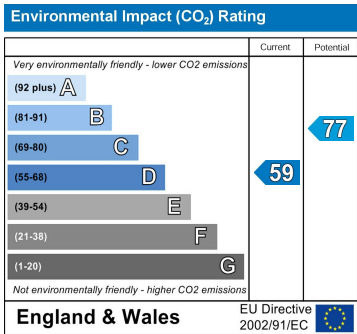
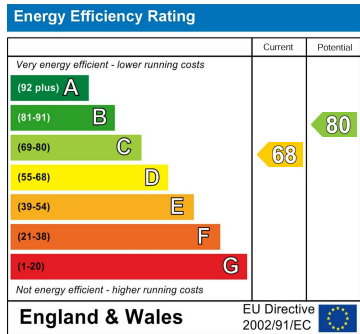
These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT 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.



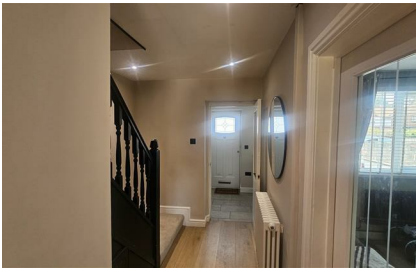
property sales lettings property management

498 Cowbridge Road East,
Victoria Park,
Cardiff
CF5 1BL

Tel: 029 2055 3056
Fax: 029 2056 5761



11 Howell Road, Ely, Cardiff, CF5 4HY



Early Viewing Is A Must Of This Extended and Massively Improved Three Double Bedroom Semi Detached House Situated Just Off The Very Popular Grand Avenue Which Is Close To Local Shops And Schools. The Property Further Comprises:- Entrance Porch/Utility Room, Cloakroom, Lounge, Superb Extended Fitted Kitchen/Diner/Sitting Room With Bi-Folding Doors, The Aforementioned Bedrooms, Modern Bathroom, Gas C/H., UPVC D.G. Windows, Large Concrete Stone Effect Driveway With Plenty Of Off Road Parking, Large Enclosed Sunny Rear Garden.

sales@hoskinsmorgan.co.uk

www.hoskinsmorgan.co.uk

£249,950 Freehold